



Rte. 108 Corridor Study Committee Meeting Minutes
February 23, 2017
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM

Members Present: Lucy Cushman Maria Stowell
Roger Groux Nathan Merrill
Norton Newborn
Joseph Lovejoy, Selectmen's Representative

Members Absent: Melissa Currier

Staff Present: Paul Deschaine, Town Administrator
Tavis Austin, Town Planner

Members of the Public: One

1. Call to Order

The meeting was called to order at 7:04 pm by the Chair.

2. Review/Approval of Meeting Minutes

Motion to approve minutes of the December 29, 2016 meeting by N. Merrill, seconded by L. Cushman. Passed by unanimous vote.

Motion to approve minutes of the February 2, 2017 meeting by N. Merrill, seconded by R. Groux. J. Lovejoy proposed amending the minutes by striking Item 2 pertaining to the approval of the 12/29 minutes. Motion, as amended, passed by unanimous vote.

3. Public Meeting

- a. Presentation by N. Merrill and L. Cushman on history of the Gateway District. Idea is grounded in past Master Plans. Stratham experienced tremendous growth in late 70's and through the 80's. Circa 2000, Town focused on land conservation and protection. About same time there was realization of growing tax burden. Residents wanted relief through more commercial development but did not want to expand the area of the commercial zone. Gateway Committee worked from 2007 through 2010, was an intensive process with public involvement. Results included support for expanding the tax base, mixed uses, affordable housing, connection to conservation land. Presentation was followed by

1 Committee discussion. Question raised concerning the relevance of the history to today's
2 understandings and perceptions.

3 N. Merrill, left meeting at 8:06PM.

4 Some believe goals have not changed – lower taxes, more commercial development,
5 provide employment opportunities and affordable housing to allow youth to grow and
6 stay in Town, and aging population to remain in Town. Further discussion of expectation
7 to keep the status quo (current provisions for private water and sewer, current type of
8 development, current tax rate) and is this possible with land areas approaching build-out.

- 9 b. Presentation by John Boisvert, Chair of Public Works Commission. Commission was
10 initially tasked with studying the issue of large groundwater withdrawals proposed by
11 Aquarian and Golf Club of New England. Next began investigating provision of water
12 system for fire protection in commercial zone. Realization that public water and sewer
13 utilities are needed to achieve the desired development density in the Gateway District.
14 Explored water sources. Fire protection drives the cost of the system more than demand.
15 Further discussion of how quickly Town could expect development to grow if water and
16 sewer are installed. Predicting the pace of development is difficult. Discussed Exeter's
17 capacity to treat additional sewage load and additional capacity to supply water. Also
18 discussed the basis of the negotiated water connection fee (\$2m is based on ratio of
19 anticipated percent usage applied to capital cost of improvements). Commission could
20 not reach agreement with Exeter on a sewer connection fee. The estimate of \$18 for
21 water-sewer improvements was derived from various engineering studies. Engineering
22 estimates are typically conservative (on the high side). Discussed other similarly situated
23 communities that provided water & sewer. Bow cited as an example.

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25
26 **4. Next Meeting**

27 The next meeting will be on March 23, 2017 at 7:00.

28 **5. Adjournment**

29 L. Cushman made a motion to adjourn at 9:07 pm. Seconded by M. Stowell. Passed by
30 unanimous vote

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33 Respectfully Submitted,

34
35 Maria Stowell
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