

Rte. 108 Corridor Study Committee Meeting Minutes
June 8, 2017
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue

MEMBERS PRESENT

Joe Lovejoy (Selectman's Representative) Lucy Cushman, Nate Merrill, Maria Stowell,
Dick Swett

MEMBERS ABSENT

Melissa Currier, Roger Groux,

STAFF PRESENT

Paul Deschaine, Town Administrator
Tavis Austin, Town Planner

CALL TO ORDER

The Chair called the meeting to order at 7:07

ACCEPTANCE OF MINUTES

Merrill moved and Cushman seconded a motion to accept the minutes of May 11th.
Three yes votes. Lovejoy and Swett abstained. Motion passed.

SWETT REPORTS

Water and Sewer Costs – Analysis Distributed to Attendees

Swett explained his work in reviewing the available studies and summarizing the cost estimates for installing water and sewer utilities. The estimate to install water to Rader Road is \$7,588,120 without a water tank. It was explained that the storage tank is needed for fire flows and the additional cost is \$1.2m to \$1.6m.

The studies presented two alternatives for wastewater collection and treatment: Stratham could construct its own wwtp (\$14.9m) or utilize Exeter's wwtp (\$10.3m, which does not include a "buy-in" fee since no negotiations have taken place.) It was stated that Exeter's plant does have capacity to receive flow from Stratham. There has been no news from Newmarket on the availability of its wwtp to take additional flows. Bond payment costs were also discussed.

It was suggested that John Boisvert be requested to review the cost estimates. It was also noted that the utility work would likely be done in phases to spread out costs.

Real Estate Tax Analysis– Analysis Distributed to Attendees

Swett also explained the work he had done to summarize all taxable properties in the Gateway District. The information was broken down by land use, undeveloped properties, and potential infill sited. Discussion followed concerning the potential for future development, what type of development could be supported with and without water and sewer, is there interest from developers.

The group recognized the work done by Mr. Swett to compile this information and thanked him for his efforts.

TAX INCREMENT FUND (TIF)

There was a discussion of TIFs, how they work, benefits, how much tax revenue might be possible to set aside with a TIF. It was suggested that a future meeting be devoted to the topic.

FUTURE MEETING TOPICS

We are tentatively scheduled to have Charlie French of UNH attend the June 22nd meeting to advise the Committee on how to conduct a public hearing or charrette. More information about the UNH Extension Service can be found at www.ext.unh/community/development.

It was recommended to ask Stuart Arnett to speak on TIFs at the July 13th meeting.

HANDOUTS

Deschaine distributed an article from the June 5th Portsmouth Herald on the development of Market Square in Portsmouth. The article demonstrates how development can be transformed over time. He also distributed information on an International County Managers Association (ICMA) webinar on Placemaking. Deschaine will arrange to have the webinar available for the group to participate, June 28th 1-2:30.

PUBLIC COMMENT

None present

NEXT MEETING

June 22, 2017, 7:00 pm

ADJOURNMENT

Merrill moved and Cushman seconded a motion to adjourn at 8:43 pm. Passed by unanimous vote.

SUBMITTED BY

M Stowell