

Rte. 108 Corridor Study Committee Meeting Minutes
July 12, 2018
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue

MEMBERS PRESENT

Lucy Cushman, Joe Lovejoy (Chairman, Selectman's Representative), Maria Stowell,
Richard Swett, Michael Dane

MEMBERS ABSENT

Nathan Merrill

STAFF PRESENT

Paul Deschaine (Town Administrator)
Tavis Austin (Town Planner)

OTHERS IN ATTENDANCE

None

CALL TO ORDER

Lovejoy called the meeting to order at 7:03

ACCEPTANCE OF MINUTES

Cushman moved and Swett seconded a motion to accept the minutes of June 28. Passed by unanimous vote.

BOSTON GLOBE ARTICLE

Cushman called attention to a Boston Globe article describing Millville, MA, a bedroom community, losing municipal services such as trash pickup, street lighting and library hours. The article cited the lack of water and sewer infrastructure as a reason Millville has declining property values and has been unable to attract commercial development.

DISCUSS SURVEY QUESTIONS FOR COMMERCIAL PROPERTY OWNERS

Suggested questions:

1. Is the property owned in the Gateway Commercial Business District
 - a. An unimproved property (no improvements)
 - b. An improved property with
 - i. Tenant leases with greater than 5 years remaining on the lease
 - ii. Owner's business is primary occupant of the improved property
2. If water and sewer infrastructure became available to your property, when would your property be connected to water and sewer services:

- a. Within 12 months of availability?
 - b. Within a 1 to 3 year period?
 - c. Within a 3 to 7 year period?
 - d. Greater than 7 years?
3. If water and sewer become available to your property, what improvements would be made to the property to take advantage of the property's increased economic value?
 - a. Owner occupied property improvements within 3 years
 - i. No improvements
 - ii. \$500,000 of improvements
 - iii. \$1,000,000 of improvements
 - iv. \$1 million to \$5 million of improvements
 - v. Greater than \$5 million of improvements
 - b. Property improvements developed as Tenant Occupied within 3 years
 - i. Property improved for
 1. Retail (retail stores and restaurants)
 2. Professional Offices
 3. Residential apartments
 4. Include 1, 2 and 3
 5. Multi-story structure
 - ii. Tenant Occupied Project Development Costs within 3 years
 1. \$1 million or less
 2. \$1 million to \$5 million
 3. \$5 million to \$10 million
 4. Greater than \$10 million
4. Do you agree or disagree that your business would better, the same. Or worsen with utilities?
5. Do you think your property was more desirable with utilities?
6. Would your property be more valuable with utilities?
7. Would you be inclined to redevelop your property if water and sewer were available?
8. What, if anything, could the Town of Stratham provide that would enable you to develop or re-develop your property?

TOWN RESIDENT SURVEY

The Committee discussed the status. There was a delay in publishing the survey and therefore the response time will be extended. The survey will be available for a minimum of 30 days from the date it is published (or made available). The Stratham Magazine is a very good vehicle for advertising the survey. The earliest the magazine could publish the information is September. Nonetheless, it was agreed that if additional responses came as a result, we should reopen the survey to allow for the wider input.

Other means of distribution were reviewed and finalized: selectmen email, rec department email, Town website, Facebook, library, Master Plan website.

STATUS OF CONSULTANT CONTRACTS

AER: reviewing and fine tuning scope of work (Swett's memo related to the Cost of Community Services Study will be taken up at a future meeting.)

Weston and Sampson: close to execution

MEETING HANDOUTS

Swett's memo was sent by email.

NEXT MEETING

July 26th, 7:00 p.m.

ADJOURMENT

Cushman moved and Stowell seconded a motion to adjourn at 8:08 p.m. Passed by unanimous vote.

SUBMITTED BY

M Stowell

E:\GC 2018.7.12.docx