



Town of Hopkinton, NH

Office of the Select Board

330 Main Street, Hopkinton, NH 03229-2627

Tel: (603) 746-3170 E-mail: selectmen@hopkinton-nh.gov

Fax: (603) 746-3049 Web: hopkinton-nh.gov

ECONOMIC DEVELOPMENT COMMITTEE PUBLIC MEETING MINUTES THURSDAY, SEPTEMBER 20, 2018

The meeting of the Economic Development Committee (EDC) meeting was called to order by Chair Steven Whitley at 6:05 p.m. on Thursday, September 20, 2018, in the conference room in the Town Hall.

Members Present: Byron Carr, Tom Congoran, Lester Cressy, Jim Fredyma, Steve Lux, Jr., Erik Newman, Anna Wells, Steven Whitley

Members Absent: None

Staff Present: Karen Robertson (Planning Director), Neal Cass (Town Administrator)

Approval of Minutes

The Board reviewed the minutes of their previous meeting. Mr. Fredyma made a motion, seconded by Mr. Congoran, to approve the Economic Development Committee Meeting Minutes of August 16, 2018. Mr. Whitley called for the vote.

VOTE: Carr, Congoran, Cressy, Fredyma, Lux, Newman, Wells, and Whitley voting in favor of the motion; no votes against; MOTION APPROVED 8-0.

Zoning Discussion with Karen Robertson

Mrs. Robertson reviewed what is currently allowed in the M-1 District. She said that 15-20 years ago the Planning Board wanted to “not allow” residential use in the industrial zone, but there was strong dissent amongst the residents for doing this.

The conversation with Mrs. Robertson continued including the following items:

- The Conservation section of the ordinance allows multiple buildings on a lot
- Most towns do have senior housing sections in their zoning ordinance
- The Planning Board is proposing 4 changes to the zoning ordinance this year including:
 - Large solar
 - Detached accessory buildings
 - Update of Table of Uses
- Changes to the zoning ordinance often require updates to multiple sections of the ordinance for the ordinance to remain consistent
- One possibility is to create an Overlay District
 - Allow additional uses by Special Exception
 - Exempt area from the “phasing” requirement

- Specifically say in the ordinance where waivers to requirements can be granted – could be done by Conditional Use Permits
- Changes could be made to all of the M-1 Districts
- Simpler changes are more likely to pass at Town Meeting
- Educating voters and working with residents in the district and abutters is vital for success

After the discussion it was determined that there are 3 options on the table:

1. Create an Overlay District
2. Add elderly housing to the M-1 District
3. Distinguish Burnham Intervale from the other two areas

The committee decided it needs further discussion on the vision for these areas. Mrs. Robertson was asked to gather ordinances and information from similar towns to see what is being done there.

Committee Chair

Mr. Whitley will be the EDC Chair until Town Meeting in March. There have been posts put up recruiting new members and current members are asked to “beat the bushes” to find additional members for the committee.

Exit 6 TIF District Area

Mr. Congoran reported that the Durant property is now on the market.

Contoocook Village Area

Ms. Wells reported that she attended the recent Transportation Advisory Committee (TAC) meeting. This is a group that advises the Central NH Regional Planning Commission (CNHRPC) on transportation related items including, roads, sidewalks, and bike paths. Items that came out of this meeting include:

- Grants are available for projects related to this area
- The town Master Plan should reflect the goals for transportation
- The town should have a transportation master plan
- “Complete Streets” is part of this and could be adopted by the town.

There was also discussion about the Rail Trail plans. There is a major intersection of the planned trails in Contoocook village. Ms. Wells will arrange for a presentation on the Rail Trail and members of other boards and committees will be invited.

Next steps:

- It is not too far out to think of grant funding in the next round
- Look at the updated transportation chapter in the Master Plan
- Arrange Rail Trail presentation

Burnham Intervale Area

Mr. Fredyma reported the following:

- The first phase of their work is done
- They are currently looking at any existing barriers to development
- The area needs to be “zoning ready” to attract development
- There may be an old railroad ROW on some of the property
- A list of issues is being created
- There may be creative ways to look at traffic

Next steps:

- Identify the cost to install water and sewer in the area

Town Administrator Updates

- The land swap title work is continuing. Everything will be sent to the State as soon as it is complete.
- William Davidson is now the Hoyle Tanner engineer working on the Maple Street water/sewer extension. We should have a plan and a draft report next week
- Working with Roger Turcotte, there will be visits with commercial realtors in the area to determine their perception of Hopkinton. The committee requested that there also be discussion of the specific areas the committee is currently working on.

Town Meeting 2019

After further discussion, the committee decided to move forward with proposing an Overlay District for the 202/9 area based on the conceptual plans developed by Stuart Arnett. Mr. Cass will relay this information to Mrs. Robertson and a recommendation will be brought back to the next meeting

Other Items

Mr. Cass will ask Mrs. Robinson to share what restriction in the current zoning ordinance have prevented development.

At the next meeting the group will work on an exit interview for businesses leaving town.

MTAG Grant Review with Plan NH: Monday, October 15, 2018 5:30 p.m. – Town Hall

Next Meeting: Thursday, October 18, 2018, 6:00 p.m. – Town Hall

The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Neal Cass, Town Administrator