



# **Town of Hopkinton, NH**

## **Office of the Select Board**

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### **ECONOMIC DEVELOPMENT COMMITTEE PUBLIC MEETING MINUTES THURSDAY, OCTOBER 18, 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, October 18, 2018, in the conference room in the Town Hall.

**Members Present:** Byron Carr, Erik Newman, Anna Wells, Steven Whitley

**Members Absent:** Tom Congoran, Lester Cressy, Jim Fredyma, Steve Lux, Jr.

**Staff Present:** Neal Cass (Town Administrator)

**Others Present:** Stephanie Virgile, Planner-volunteer with Plan NH

#### **Approval of Minutes**

The Board reviewed the minutes of their previous meeting. Ms. Wells made a motion, seconded by Mr. Newman, to approve the Economic Development Committee Meeting Minutes of September 20, 2018. Mr. Whitley called for the vote.

**VOTE:** Carr, Newman, Wells, and Whitley voting in favor of the motion; no votes against;  
MOTION APPROVED 4-0.

#### **Discussion of the MTAG Grant with Stephanie Virgile**

Mr. Whitley updated the Committee on the recent meeting between the Select Board and Plan NH. The Town can resubmit its grant application.

Ms. Virgile shared the following information with the Committee:

- It is excellent that the Town has adopted 79-E and has two TIF Districts in place.
- The EDC should take “baby-steps” and ask the Planning Board to tinker with the Table of Uses but not propose any major zoning changes for Town Meeting 2019.
- She shared that an overlay district could be limiting and should be looked at carefully before implementing.
- 3 locations for the grant to focus on is too much.
- The grant application needs to include letters of support from different groups in town.

After further discussion, the Committee decided to focus on Hart’s Corner for the MTAG grant. In the review of the Hart’s corner TIF District Plan, it was clear that the written goals and objectives of the

District didn't include residential use, despite the fact that the plan presented to Town Meeting included a heavy reliance on residential housing.

Byron Carr moved to send a letter to the Select Board recommending that focus be on Hart's Corner for the MTAG grant and if successful, use grant funds to pursue changes to the TIF district goals and land use regulations in order to meet the original intent of the Hart's Corner TIF District in promoting diversity and density of housing as well as mixed use development.

**VOTE:** Carr, Newman, Wells, and Whitley voting in favor of the motion; no votes against;  
**MOTION APPROVED 4-0.**

Stuart Arnett will be asked to assist with the grant with a draft to be circulated to committee members on November 1.

The Committee also decided to:

- Attend the next Planning Board meeting to discuss potential changes to the M-1 District to include multi-family use and commercial uses.
- Propose no zoning changes to Town Meeting in 2019 except for any changes to the Table of Uses.
- Propose to Town Meeting 2019 an update to the TIF District goals and objectives to reflect the original intent to include residential housing.

### **Updates**

- Ms. Wells reported that the focus in Contoocook Village needs to be on infrastructure. She said that the adoption of a Complete Streets Ordinance would help to facilitate this and help the town to receive grant funding. This will be on the agenda for the next meeting.
- Ms. Wells also gave an update on the Rail Trail meeting held recently. There is good momentum and the trails that intersect in Contoocook Village can help spur economic development.
- Mr. Cass reported that the land swap information is with the State, the sewer/water extension plan has been reviewed by Dan Blanchette for the Town and Kent Barton for the Precinct. Cost estimates are being developed now.

**Next Meeting: Thursday, November 15, 2018, 6:00 p.m. – Town Hall**

The meeting adjourned at 8:30 p.m.

Respectfully submitted,  
Neal Cass, Town Administrator