

2017 TOWN MEETING ECONOMIC DEVELOPMENT COMMITTEE PRESENTATION

The Economic Development Committee has been actively engaged in a planning exercise hoping to initiate commercial development in Contoocook Village, the Route 89 Exit 6 area and the 202/9-127 intersections where Dunkin Donuts is. Our Committee believes that economic development is not just about revenue and taxes. Even though we hope to favorably impact the tax rate, a vibrant community is equally important. So we've embraced the "Live, work, play" theme. We want more commercial property and the jobs it brings. We advocate for new housing, over 55 housing, condos for downsizing and rental for younger folks. We also are in favor of recreation projects. Trails, parks, playgrounds, bridle trails and access to the river are all on our agenda.

Our tax rate is a function of the value of property taxed and the expenses incurred by the Town and the School District. We believe that the Town is economical in its operations and a meaningful reduction in rates would impair critical functions of the town. We also understand that Hopkinton has continually supported the creation of an excellent school system and that meaningful reduction in the school budget is not likely in the short term. And so we leave budget cutting to the Select Board, the Budget Committee and the Town Meeting. The Economic Development Committee is focused on new revenue. It's a hurdle. (Slide 2) 21% of the Town is federal, state, town, school or non-profit real estate. (Slide 3) 28% is farmland or in current use. And though we benefit from the current use property in aesthetic ways, it generates very little in taxes. In total 49% of our acreage generates very modest revenue. (Slide 4) The revenue that drives our taxes is generated by residential real estate. To relieve residential taxpayers we need to increase the amount of commercial property in Hopkinton. (Slide 5)

In Contoocook a number of new projects have been completed. The Every Day Café building, the Train Depot and the Fire Station renovations and the Llewellyn Band Stand are now completed. The climate for the retail establishments has improved dramatically and many building's uses have changed. Over the next year we will be studying how to enhance the existing business environment to present at the Town Meeting ideas that meet the needs of the current businesses and shoppers and at the same time create opportunity for growth. We are hoping to encourage housing opportunities, recreation venues and more retailing all with a mind toward creating a traditional New England style, pedestrian friendly village.

We also believe that the undeveloped properties near US 89 off Exit 6 and further along Maple Street are valuable opportunities. Last Tuesday the voters approved amendments to the zoning maps that expand the commercial area around the Exit. (Slide 6) Article Four rationalized what was odd zoning by making property that was zoned both residential and commercial; commercial only. (Slide 7) Article Five rezoned additional property to create larger parcels that might eventually be developed. Older studies have reinforced the idea that business that key off the highway are most likely to locate there. We expect more distribution facilities like McLane's or YBP could easily find space there. We also plan to study what it might take to extend water and sewer service up Maple Street past the highway. This may sound lofty but we only have a couple of spots in town that can actually support development and Maple Street is our primary target.

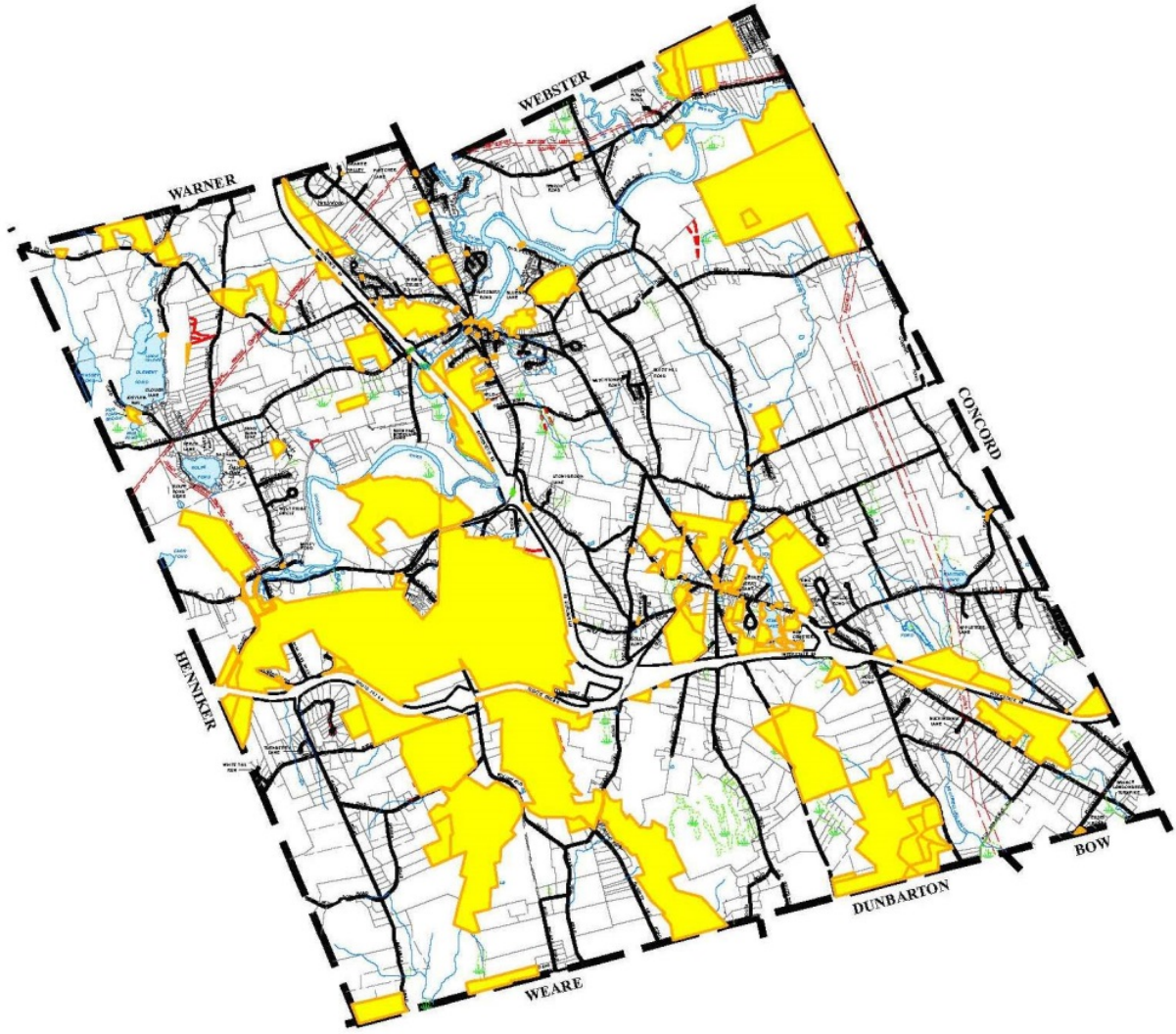
We understand that zoning changes can be disruptive or alarming and so we've been meeting and talking with the landowners affected by these zoning amendments. Most of these folks have been encouraging, some are cautious. We've also worked through the fact that rezoning may increase valuation of these properties. NH state statutes allow residential owners whose properties are rezoned

this way to apply for a special treatment which allows their homes to continue to be appraised as residences not as commercial property. These zoning changes will not generate additional liability to the current owners. The amendments will only provide for future owners to establish commercial ventures there and then the property will increase in value. And what's more the EDC has taken on the responsibility for the filings the property owners will need to make. They will merely receive the document in the mail, sign and return it to maintain their current appraisal treatment.

We are looking seriously at the property around the 202/9-127 intersections i.e. Dunkin Donuts. We think that we can create a public private partnership that will operate to develop parcels for commercial use around that intersection. We envision this to be a Hopkins Green type development but for commercial use, such as family restaurants, professional offices or service outlets. (Slide 8) In anticipation the voters rezoned five lots for that use this past Tuesday. We are working with the current landowners, the State of New Hampshire and Frances Hart to aggregate this property. We've begun to refer to it as Hart's Corner and hope to bring a really exciting plan to the Town next year.

We are mindful of the current residents and businesses and will include those groups in our planning. We will communicate to all affected citizens, hold and record public forums and invite public comment. We understand that parking and traffic are of paramount importance. Traffic on 202/9 is of a particular worry. We have been advised that activity such as this will be helpful to influence the State to begin work on making the intersection safer. Neal Cass is organizing a meeting with Henniker officials to plan for a safer road. Through all of this we intend to work to maintain the character of the village and its historic nature. We appreciate your attention and will welcome your input as we go further.

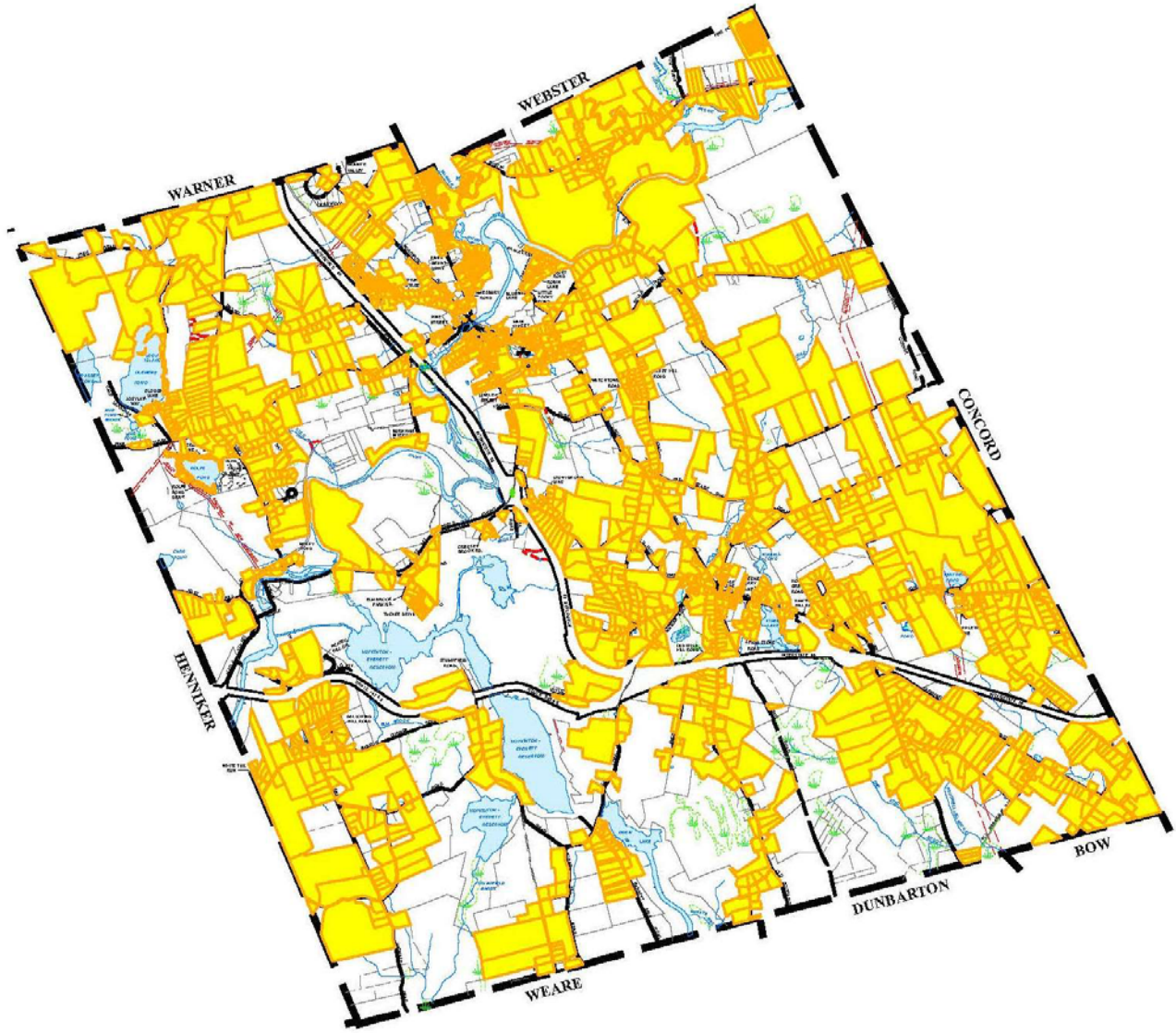
FEDERAL, STATE AND MUNICIPAL



FARMLAND AND CURRENT USE



RESIDENTIAL



COMMERCIAL/INDUSTRIAL





#4 Rezone from R-2 to M-1

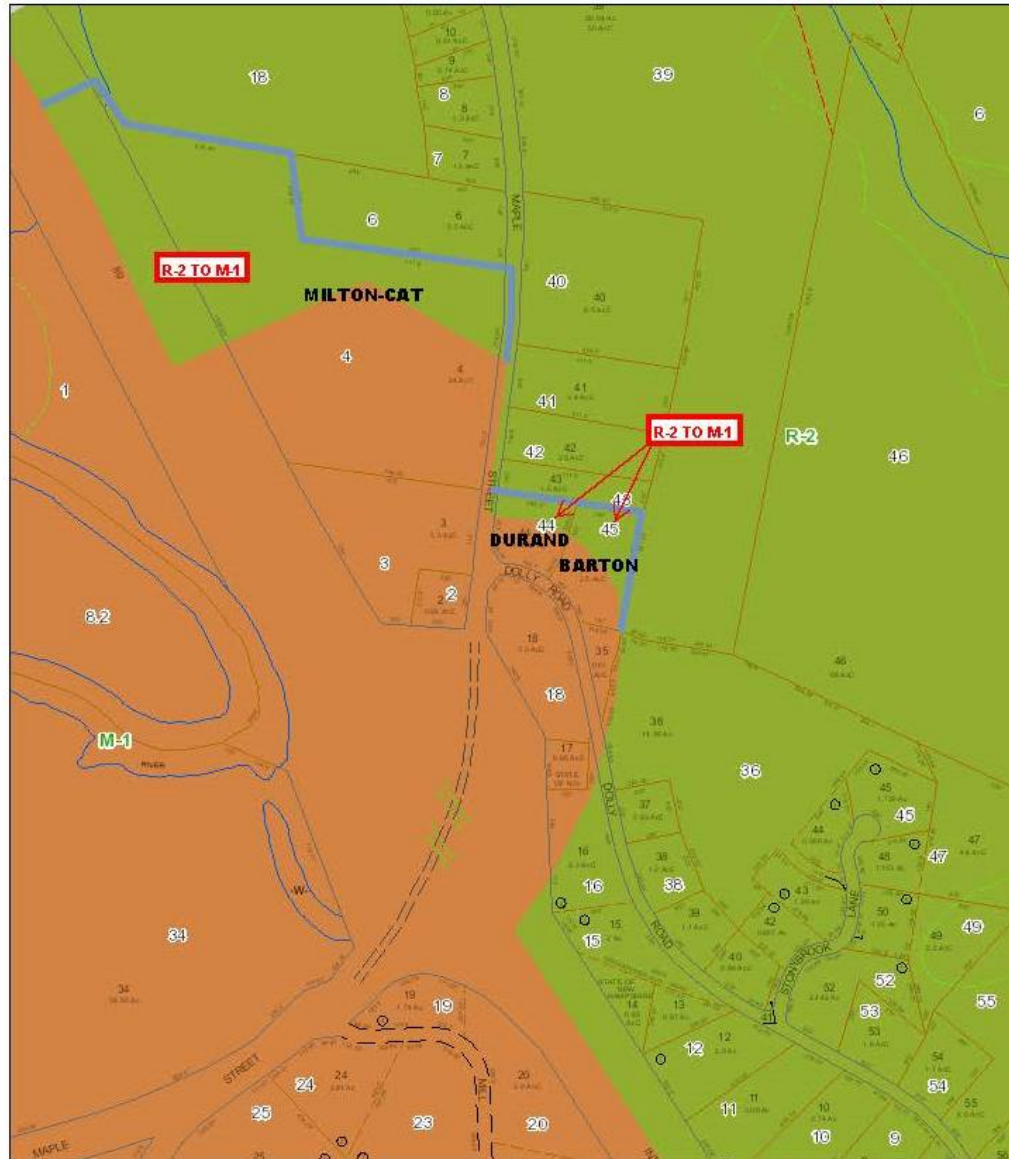
(TM227, L4, 44, 45)

1 inch = 500 Feet

November 17, 2016



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#5 Rezone from R-2 to M-1

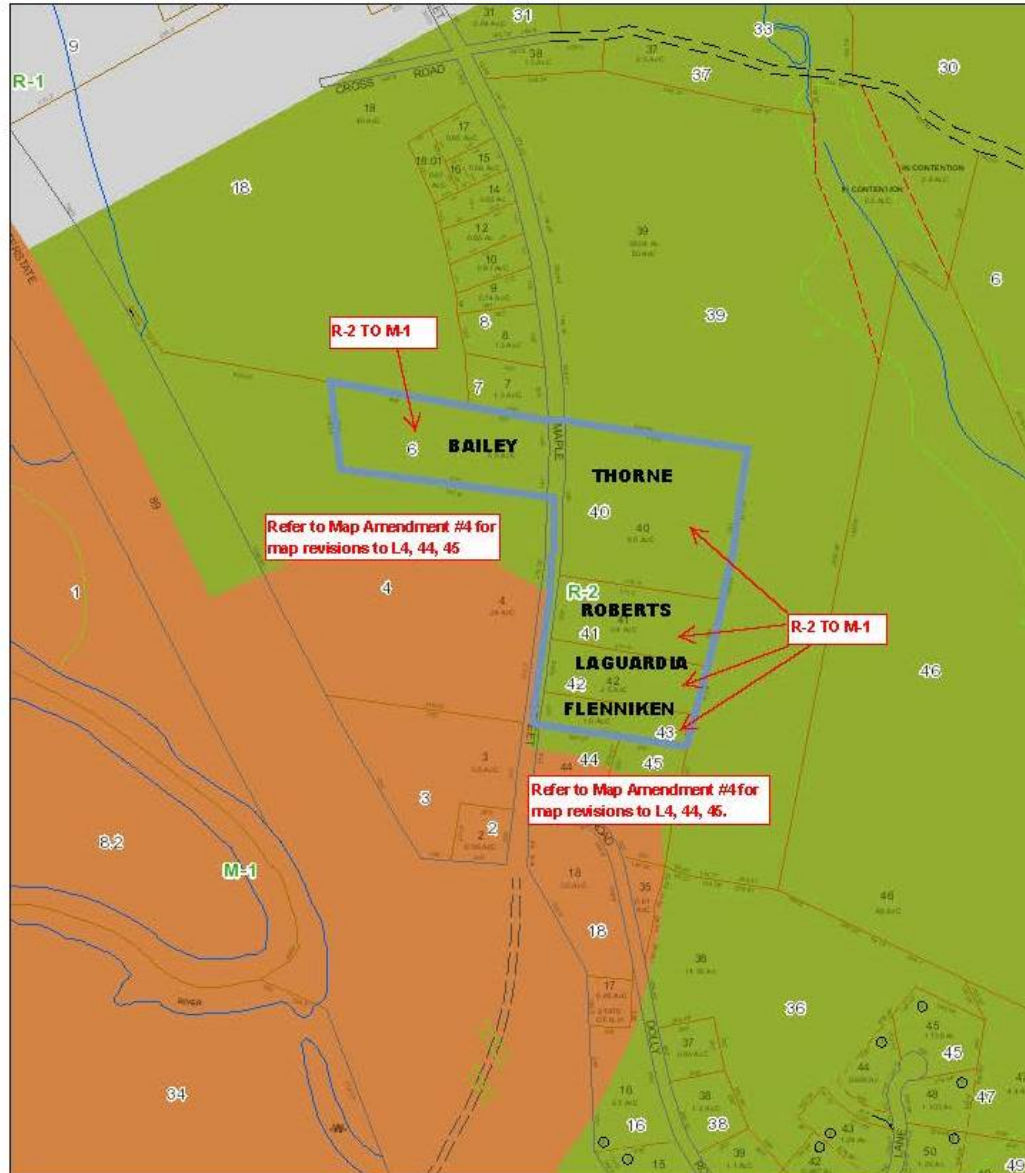
(TM227, L6, 40, 41, 42, 43)



November 17, 2016

1 inch = 500 Feet

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#6 Rezone from R-3 & R-4 to M-1

(TM210/L3, TM211/L7,8,9,9.01)

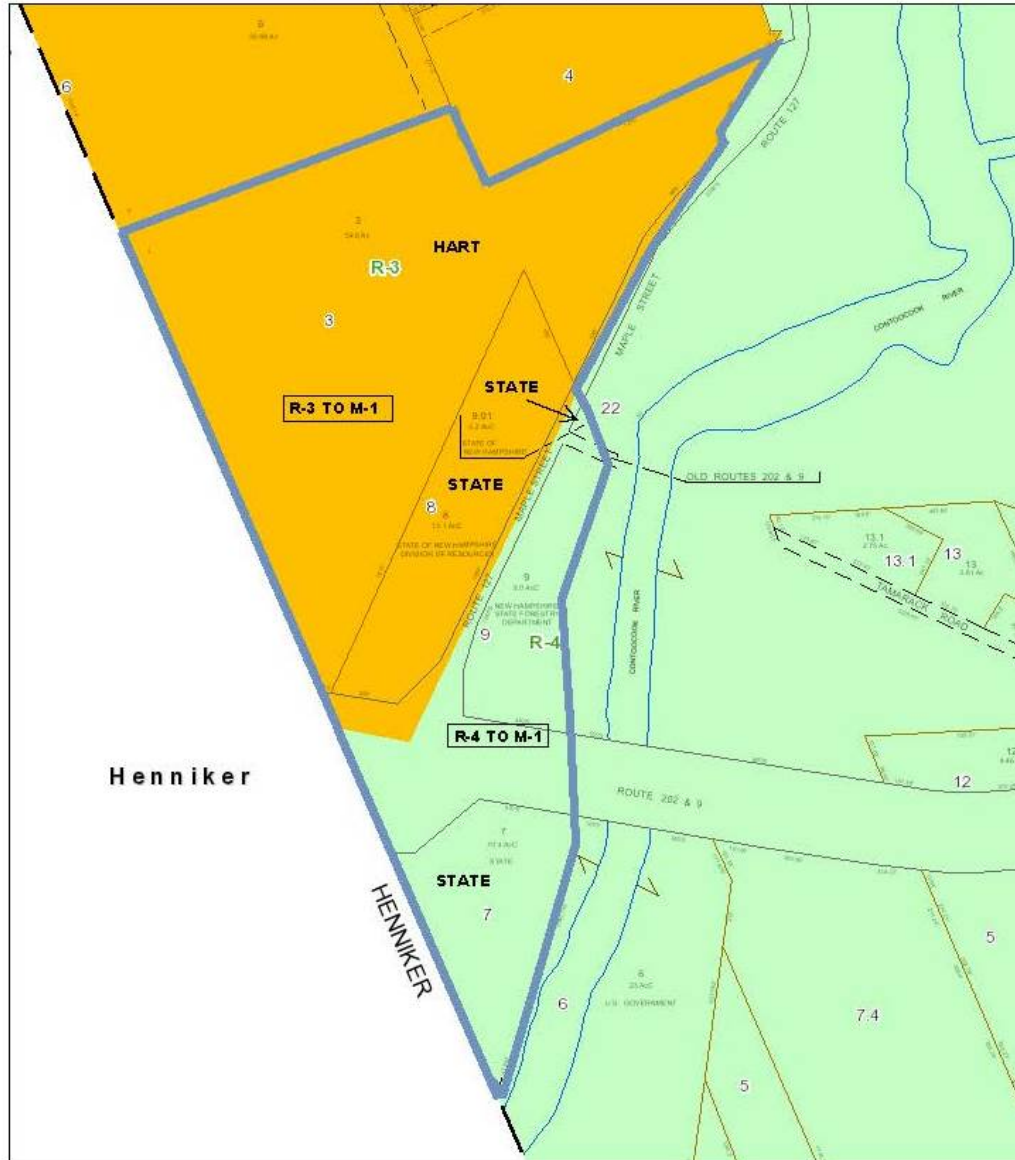


January 4, 2017

1 inch = 525 Feet



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