

MINUTES OF ECONOMIC DEVELOPMENT COMMITTEE MEETING  
EXECUTIVE CONFERENCE ROOM  
July 10, 2019 at 5:15pm

Committee Members present:      Councilor Donald Austin, Vice Chairman  
   Councilor Richard Michaud  
   Councilor Martin Pepin, Temporary Appointment

Administration/Staff present:      Bob Belmore, City Manager  
   Kelly Gagne, Deputy City Clerk  
   Shanna Saunders, Dir. of Planning & Community  
   Development

Others Present:                        Patrick Kelly, Stripe Nine Brewing Co.  
   Keith Kelly, Stripe Nine Brewing Co.  
   Sean Kelly, Stripe Nine Brewing Co.

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Vice Chairman Austin called the meeting to order at 5:15 pm.

APPROVE MINUTES

*Motion made by Councilor Michaud, seconded by Councilor Austin, made a motion to accept the minutes of the May 8, 2019 meeting as presented, Motion passed 3-0.*

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE, CHAPTER 31,  
APPLICATIONS (RSA 79-E)

A. SOMEDOWNTOWN LLC, DAVID BAKER, FOR 8 GOVERNMENT WAY PROPERTY

Somedowntown, LLC has rescinded their application and will reapply at a later date.

B. STRIPE NINE BREWING, PATRICK KELLY, FOR 8 SOMERSWORTH PLAZA  
PROPERTY

Manager Belmore stated that Stripe Nine Brewery has submitted a Community Revitalization Tax Relief Incentive (79E) application for tax relief for 5 years. Per Chapter 31 of the City Ordinance when applying for this tax relief, there are 4 qualifications; whether the structure qualifies, whether the rehabilitation qualifies as substantial rehabilitation, whether there is a public benefit and whether the proposed use is consistent with the municipality's master plan. The property owner misunderstood and this application was submitted after a majority of the work had been completed, the City Ordinance states that it should be submitted before the work is started. The application listed public benefits which are building/unit improvements, increasing the economic vitality of downtown, and promoting a compact, vibrant downtown center that provides for efficiency and a greater sense of community.

Councilor Pepin asked if they own that portion of the building. Manager Belmore stated yes.

Councilor Austin stated that he can rationalize 5 years of relief, based on the level of improvements that have been and will be done.

There was discussion on the amount of work already completed and pictures were shown from where they started to where it is now. They are about 90% complete.

Councilor Pepin asked why they are just now applying for the tax relief when they are almost complete and not before doing the work. He himself doesn't have an issue with it.. Kelly answered that they were not aware of the timeframe needed to apply.

***Councilor Pepin, seconded by Councilor Michaud made a motion that the Economic Development Committee supports moving forward with the Community Revitalization Tax Relief Incentive (CH. 31) application for Stripe Nine Brewing to full Council with their recommendation to approve. Motion passed 3-0.***

#### FORM BASED CODE – UPDATE

Manager Belmore stated this has been placed on the agenda due to some comments on whether the area should possibly be extended to allow for other areas in the City to be included.

There was some discussion about the pros and cons of this. The Committee consensus was stick to the original idea and move ahead expanding in phases.

Director Saunders stated that there were around 300-350 responses from the survey. The results are being compiled now and we should have the results in 2-3 weeks.

Councilor Michaud stated he would like to take care of our downtown first. He is interested in seeing what the results are from the Form Based Code survey.

#### ORDINANCE 3-20, CH. 19, ZONING ORDINANCE, SECTION 31, SPECIAL PARKING OVERLAY DISTRICT

Manager Belmore stated that this has been put on the agenda due to a resident, Matt DiNola of Green St, asking to expand the Special Parking District to his property at the last City Council meeting.

There was discussion on why Mr. DiNola is asking for this and where exactly the property is located on the map.

Councilor Michaud brought up the option to discontinue Church Street and allow for abutting property owners to receive more property. As each property owner on Church St would receive half of the road on either side. Consensus was this thought might be better vetted at a Public Works Committee meeting.

Councilor Pepin would like to stay with the overlay district area now being proposed and expand later if need be. He feels if we make it too big, it'll be too hard to reel back in.

### MISCELLANEOUS

Director Saunders updated the Committee on some development happening within the City. Chinburg Properties is working on the former Hilltop School. Tara Meadows is currently pouring foundations for their buildings. The Rocky Hill Road subdivision has 4 houses under contract already. Sunningdale continues to grow and develop.

### ADJOURNMENT

*Motion made by Councilor Pepin seconded by Councilor Michaud to adjourn the meeting at 5:50 pm. Motion passed 3-0.*

Respectfully submitted,

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Kelly Gagne, Deputy City Clerk