

TOWN OF DERRY

Town Council, Planning Board, & Economic Development Advisory Committee

October 11, 2016

Derry Municipal Center

Tuesday - 7:15 PM

7:15 PM Call to order

Pledge of Allegiance, warning of fire exits, handicap access, & turn off all cell phones

Self- Introduction

Participants: Councilors Bourdon, Foote, Tripp, Fischer, Katsakiores, Morgan and Chairman Chirichiello, ATA Stephen Daly, Town Clerk Daniel Healey, Marc Flattes, Lori Davidson, Terri Pastori, John Potucek, Jim MacEachern, Nick Del'Etoile, Randall Chase, John O'Connor, George Sioras, Mike Fowler, Laurel Bistany

Update on contracting for Economic Development – Jim Morgan

Finishing conducting interviews for an Economic Development Manager Friday and will have a recommendation before next Tuesday's Town Council Meeting. There also will be a decision on Buxton by Tuesday.

Overview of current non-residential zoning districts and philosophy – George Sioras

- Talked about the zoning history of certain areas of Derry dating back to the 1960's.
- Discussed why certain areas were changed to be zoned differently and why it is important now. Talked about the zoning on the Derry/Londonderry line.
- Looked at the different Routes for Exit 4A and the impact on zoning.

Derry Police Station

- Looked into the possibility of making this area mixed use zone.
- Commercially zoned would be beneficial as it lends to more traffic over residential.
- Suggested that the zoning is planned before 4A comes in.
- There may not be that much of an increase in traffic because people already use Tsienneto as an alternate route.
- Don't know how big the streets going to be and that could cause issues with existing businesses.
- Discussed moving the police station to Elm Street
- The Derry police station land is extremely valuable

Manchester Rd

- Already zoned industrial and a TIF district, the second TIF district in Derry.
- Discussed creating a destination for people to go to.
- A walkable village district possible.
- Companies may look for immediate access to the highway, a lot quicker for them.
- Need to be proactive.

Tsienneto Rd

- Discussed the permitted uses.

7 Manchester Rd (Hadco parcel)

- Monitor the property for contaminants, some soil may need to be removed.
- Wells on the property can be relocated and that is why there is interest for mixed use site.
- Discussed developing now on the parking lot and leaving the building pad alone.

NH-28 South of Island Pond Rd

- Water and sewer lines are done up to Robert Frost Farm.
- Need water and sewer to change the zoning of the area.
- Zoning is mostly car dealerships without water and sewer.

Downtown Derry

- Micro apartments are becoming very popular and that might be an option for downtown.
- Possible to use eminent domain to remove absentee landlords.

Abbott Court

- There needs to be a plan in place for downtown before Abbott Court is decided on.
- Residential building may increase foot traffic.
- The whole downtown needs to be looked at for a global vision.

19 Elm Street

- Condos might be a good idea for this property but the town should be cautious until they figure where they want to go with other downtown properties.

Use of Tax Increment Financing Districts (TIFs)

- There are two TIF districts in town.
- Money/revenue raised in a TIF district is not put into the general fund and it goes back into paying off the bond.

Use of Tax Revitalization Zones (TRZs)

- Businesses that expand or add jobs are eligible to utilize tax credits in these districts.

Adjournment: 10:00 p.m.



Town Clerk



Date

Recording & Transcription by: Daniel Healey, Town Clerk