



STAFF REPORT
Public Hearing 11-16/21

AGENDA ITEM #: 21-134
COUNCIL MTG OF: November 2, 2021
FROM: Dave Caron, Town Administrator
OFFERED BY: Planning Department
PREPARED BY: George Sioras, Planning Director
SUBJECT: Revisions to the Derry Zoning Ordinance

INTRODUCTION: To amend Article V, Zoning Map and District Boundaries, Section 165-30, Zoning Map to move twelve properties from the Medium-High Density Residential II to the Industrial VI District.

TOWN ADMINISTRATOR COMMENTS: The Planning Board's recommendation aligns with the Master Plan's visions for the Gateway District and the Exit 4A Corridor and should be supported by the Council after the November 16 public hearing.

BACKGROUND

With the pending Exit 4A project moving forward the Planning Department staff and the Planning Board began to look at rezoning certain residential properties in the vicinity of the proposed new connector road from I-93 to Madden and Folsom Roads. After review by staff, the Planning Board, and the Planning Board Zoning Subcommittee it was decided to rezone twelve residential properties to the Industrial VI District. These parcels are adjacent to two existing industrial/mixed-use commercial zones and would maintain a contiguous zoning area and in keeping in character of the surrounding area of where the new connector road will be built. The Planning Board held a workshop on August 18, 2021, and a Public Hearing on October 20, 2021, and decided to move forward on rezoning these properties.

DISCUSSION

The purpose of the amendments, if approved, is to encourage new development as well as redevelopment opportunities in the Industrial VI zoning district. The Ash Street Corporate Park abuts these twelve parcels. As cited in the newly adopted 2020 Master Plan, one of the recommended Goals was to review this area of Town for future development opportunities created in the new Gateway District and the pending Exit 4A project. These amendments are consistent with those Goals for future economic development and business expansion and growth.

FISCAL IMPACT

With the anticipated future development opportunities in the Gateway District/Exit 4A area the hope is that the Town will see a non-residential tax base expansion, additional revenues, and job growth.

RECOMMENDED ACTION BY COUNCIL

Please see Ordinance #2021-012 for approval after the November 16, 2021, public hearing.

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