

ROCHESTER ECONOMIC DEVELOPMENT COMMISSION

MINUTES - MARCH 25, 2016

4:00 P.M. – CITY HALL CHAMBERS

19 HANSON STREET, ROCHESTER, NH

MEMBERS PRESENT -

Susan DeRoy, Chair
Susan DeRoy, Co-Chairman
John Larochelle
Ron Poulin
Kris Ebbeson
Karen Pollard, CEcD, EDP

MEMBERS ABSENT -

Jonathan Shapleigh
Janet Davis, Secretary
Mark Hourihane

OTHERS IN ATTENDANCE – Troy Dillow, Bernier Insurance, Christine DeAngelis, Shaheen & Gordon, PA, Jim Grant, Director of Building, Zoning, Licensing Services, City of Rochester, Mike Provost, Director, Rochester Main Street, Jennifer Marsh, E.D. Specialist

- A. CALL TO ORDER – Chair Susan DeRoy called the meeting to order at 4:00 PM. Attendance was taken & introductions were made.
- B. APPROVAL – February 18, 2016 Regular Meeting -
- Jennifer Marsh noted that Christine DeAngelis and Troy Dillow should be moved to “others in attendance” on the February minutes as they have yet to be sworn in as members of the commission.

-Mike Provost noted that the name of the new business app should be spelled Distrix and corrected in the February minutes.

-Motion made by Ron Poulin second by Kris Ebbeson to approve the regular minutes of the February 18, 2016, meeting . Motion carried.

- C. DISCUSSION – Zoning – Jim Grant
A detailed discussion was had regarding the City’s current zoning while a map was reviewed. The commission discussed the greater need to review zoning to implement a system that makes sense and helps alleviate some of the frustrations and challenges that are faced by businesses trying to operate or come in to Rochester. Jim Grant discussed some of the current challenges that the City faces with respect to zoning.

-The group discussed the need to establish zoning based on what “made sense” for specific areas of the city

-Form based zoning was explained and discussed. Mike provost explained the scoring system and how it simplifies the process.

-Karen discussed the zoning that was used for Granite Ridge and how it was written to stay true to the character of that part of the City and suggested that a similar strategy be considered for other areas.

-After discussion a recommendation was made for Jim Grant to identify 3-5 potential areas that have the most critical need for a zoning update and that a “trial” be done with those properties to apply the idea of zoning by district.

-It was also recommended that Jennifer Marsh send an invite on behalf of the commission to the Historic Districts Commission to the June meeting to discuss some of the challenges specific to properties zoned in a historic district and seek their insight. Mark Hourihane, Troy Dillow, and Mike Provost will be on point for this.

-Karen also noted that a recent meeting to discuss the zoning of the fairgrounds included consideration of zoning the property for multiple uses to reduce the need for redundant approvals when an event is being considered.

D - DISCUSSION – Goal assignment updates

-Ron Poulin noted he had positive news related to leads for new business at the Opera House and would update the commission as that progressed.

-Karen discussed the City’s coverage in Foster’s newspaper and noted several positive steps with respect to a relationship with the newspaper and its editors. She also discussed the desire for a quarterly magazine featuring the positive events happening in the City which the paper was amenable to.

-Jennifer Marsh recommended that members of the commission attend the next Rochester Listens meeting as the topic of City image and branding was also being discussed with that group.

-Christine DeAngelis and Troy Dillow will meet with Mike Provost to discuss Rochester’s underperforming properties.

E - A short discussion was had related to Economic Revitalization Zones. Jennifer Marsh gave an explanation to the group and explained that a recommendation was needed to review the ERZ for the Granite Ridge property. Ron Poulin made a motion to review the ERZ for Granite Ridge. John Larochelle seconded the motion. Motion carried.

- F- Industrial appraisal values were also discussed. It was suggested that a larger meeting be held where the commission should invite local commercial lenders to explore the challenges related to appraisals and financing of local industrial lots. Jon Shapleigh, Troy Dillow and Mark Hourihane will take the lead on this.
- D - NON-PUBLIC SESSION – None required
- E - ADJOURN - Motion made at 6:02PM by Ron POulin, second by Kris Ebbeson to adjourn - Motion carried.

NEXT MEETING TO BE HELD ON APRIL 21, 2016 AT 4:00 PM - CITY COUNCIL
LYDALL PERFORMANCE MATERIALS - 134 CHESTNUT HILL ROAD,
ROCHESTER, NH