

ROCHESTER ECONOMIC DEVELOPMENT COMMISSION
MINUTES - January 18, 2018
COCHECO CONFERENCE ROOM – 2ND FLOOR OF THE ANNEX BUILDING
31 WAKEFIELD STREET, ROCHESTER, NH

MEMBERS PRESENT -
Susan DeRoy, Chair
Jonathan Shapleigh, Co-Chair
Kris Ebbesen
John Larochelle
Karen Pollard, CEcD, EDP
Jennifer Marsh, E.D. Specialist

MEMBERS ABSENT -
Janet Davis, Secretary
Christine DeAngelis
Mark Hourihane

OTHERS ALSO IN ATTENDANCE - Jim Campbell, Planning Director; Jim Grant, Zoning Director; Angela Mills, Main Street Director

- A. CALL TO ORDER – Chairman Susan DeRoy called the meeting to order at 4:07 PM. Attendance was taken & introductions were made.
- B. APPROVAL – November 16, 2017 Regular Meeting Minutes – Motion made by John Larochelle to note in the November 16th minutes, section D that there is an attachment explaining the zoning amendment in more detail. Motion seconded by Troy.
- C. DISCUSSION –Density update
Karen updated where the zoning amendment was in the City process. She will be Attending the January 22nd Planning Board re-treat with other staff to hold another discussion on the proposed zoning amendment. See attached memo dated January 16th from Karen Pollard with more details that were asked for at the January Planning Board meeting. It was asked if an REDC member should attend and Jonathan agreed he would attend. Karen noted there were 2 articles that were posted in Foster’s recently. Jim Grant discussed the request made by Mr. Kline at the January Planning Board meeting to expand the original amendment to include the Special Downtown districts. Mr. Campbell noted that would include Gonic and East Rochester and they would need to review the request further.

DISCUSSION - Zoning Update

Susan asked for an explanation on the 147 Wakefield Street. Jim Grant explained that they looked at all the options however Planning Board did not support the amendment to have 2 in home businesses at the this location. Grant discussed that it was denied because it’s not an incidental use when you look at the 2 Businesses compared to the house and you have then dwarfed the use of residential. The second reading will be held at the February 6th City Council meeting.

Discussion was held on the earlier zoning changes that the REDC suggested to the Planning Board. Jim Campbell explained where discussions were left off:

1. Route 125 corridor has been dropped
2. Route 125 South he will revisit at the re-treat on 1/22.
3. The golf course is working on their project
4. Route 11, a zoning change will also trigger development and TIF agreement changes.
5. Downtown Gonic will be discussed at the re-treat on 1/22/18

Karen brought another zoning request to our attention on Route 202 in Rochester. The property is currently zoned industrial and the owners would like to change the zoning to allow for multi-family housing. Karen will prepare maps for the February meeting and continue discussion.

D. DISCUSSION - Seacoast Manufacturing Exchange

Discussion was held on ideas that would interest the manufacturers. Economic Development is planning a spring networking event and will keep the REDC informed on meeting topics and dates.

E. Discussion - Buxton LSMx service for business

Troy updated the committee after he tested the small business marketing tool. He explained the product was very easy to use, cost effective and he liked the direct mail and social media opportunities. The one restriction he found was he could not market outside of the drive time area that is created and if he wanted to expand further it would require purchasing a license. Troy will follow up with a feedback that Jenn can pass on to Buxton. Other than the 1 restriction Troy found the product very useful. There are currently 25 licenses available for free to Rochester businesses and Economic Development is working to distribute those.

F. Other - None Required

G. Adjourn - Motion made by Kris at 5:15 to adjourn, second by Jonathan. Motion carried.

NEXT MEETING TO BE HELD AT 4:00 PM, ON FEBRUARY 15, 2018
IN THE COCHECO CONFERENCE ROOM, SECOND FLOOR OF THE
ANNEX – 31 WAKEFIELD STREET, ROCHESTER, NH. PLEASE NOTE
THAT MEETING LOCATION IS SUBJECT TO CHANGE.

Respectfully submitted by Jenn Marsh