

# TOWN OF SALEM NH

## Economic Development Action Committee

Friday, August 23, 2019  
Meeting Minutes



The minutes of the June EDAC meeting were submitted on 9/24/19 by Wayne Pilla.

The Economic Development Action Committee held a meeting at 7:30 AM on Friday, August 23, 2019 at Salem Town Hall, 33 Geremonty Drive, Salem, NH.

**Meeting Attendees:** Chair Gene Bryant (GB), Vice Chair and Planning Board Representative Michael Banks (MB), Secretary Wayne Pilla (WP), George Fredette (GF), Hugo Overdeput (HO), Bob Donahue (BD), Selectmen's Rep Lisa Withrow (LW) and Community Development Coordinator Karri Makinen (KM).

### Updates:

- The Community Development Director/Assistant Town Manager is now Assistant Town Manager/Community Affairs. Some staff will report to the ATM and some will report to the Town Manager. The EDAC will get less support, but it's KM so it's all the support anyone could ask for.
- WWTF – The new consultants will present to the Selectmen in September. There will be a reduced scope to present a feel for where it's going but they need another 6 months of testing. The pile of dirt planned to fill the basement of the remaining building can't be used below groundwater level without additional approval from NHDES. The hope is that an encouraging report may allow some of the property to be sold or leased.
- SARL has a new manager, 2 new board members and a new building. They are reinvigorated and planning a substantial fundraising campaign to facilitate a move.

**Depot Committee Updates** – Note: Any committee meeting with 5 or more members is considered a public meeting and is subject to those rules.

**Team HO** – Met on June 10. Plans are to introduce the Depot as an Opportunity Zone to attract investors who would get a 7 year tax break, forgo capital gains taxes for 10 years. Favorable zoning would also help attract investment.

The goal would be to find uses that are complementary to the Tuscan Village. We could find a student who would provide an artist's rendition.

**Team GF** – A field trip gave them the idea that we should look to alleviate traffic and use a large scale redevelopment ordinance.

Would treat the 4 quadrants uniquely and continued to work at defining each quadrant's boundaries. Problems include how to get across Rt. 28 and some ring roads challenged by topography and other issues.

Other factors to consider include defining the individual character of each quadrant, a municipal parking lot and providing services and utilities like natural gas. If Tuscan Village is to become our new classic downtown, is the Depot sprawl? Would like more of a neighborhood feel with people living in the area and wide sidewalks for people to walk to businesses, restaurants and entertainment. Tie areas together

with a common style, trees and street lights. What carrots can we offer existing property owners to redevelop? There was a discussion about whether a survey of tenants, residents, business and property owners would be positive until we have a better idea of where this is going. It was decided that a survey would provide limited data and would not be worth the effort.

GB called for a motion to adjourn, MB motioned to adjourn, LW seconded, and the meeting was adjourned at 8:41 AM.

The next meeting is scheduled for 7:30 AM on September 27, 2019 at the town offices.

END