

# TOWN OF SALEM NH

## Economic Development Action Committee

Friday, March 29, 2019  
Meeting Minutes

The minutes of the March EDAC meeting were submitted on 4/9/19 by Wayne Pilla.

The Economic Development Action Committee held a meeting at 7:30 AM on Friday, March 29, 2019 at Salem Town Hall, 33 Geremonty Drive, Salem, NH.

Meeting Attendees: Chair Gene Bryant (GB), Vice Chair Michael Banks (MB), Secretary Wayne Pilla (WP), Carla Billingham (CB), Hugo Overdeput (HO), George Fredette (GF), Planning Board Rep Paul Pelletier (PP), Selectmen's Rep Lisa Withrow (LW), Community Development Director/Assistant Town Manager Andre Garron (AG) and Community Development Coordinator Karri Makinen (KM).

GB called the meeting to order at 7:33 AM and asked if there were any changes, additions or deletions to the minutes of the March 1, 2019 meeting. KM cited an error in section 5, paragraph 4. RP should be changed to PP. After a brief discussion about relevance and whether the conversation was accurately captured in the minutes, GB motioned to delete a section near the top of page 2. LW seconded the motion and the motion passed unanimously. LW made a motion to approve the minutes as amended, CB seconded the motion and the minutes were unanimously approved as amended.

GB turned the discussion to the depot in order to define the major components we need to look at and assign responsibilities on.

- Outreach to a sample of land and business owners in the area for their input
- Traffic patterns – ring roads
- Identify underdeveloped properties
- Define the space
- Zoning
- Marketing

KM brought out a power point presentation of the 1995 report that was done by Cynthia Hayes and Pat Calvet from the Conway School of Landscape Design. The report precedes the previous depot committee (The Bill Scott Project) and included recommendations for a pedestrian friendly area with mini retail villages, parks and open space that serves the immediate residential area as well as commuters. The plan includes bullet points such as a greenway (the rail trail), vegetated medians along Rt. 28 creating a boulevard look, bus stops, a water filtration structure to protect wetlands, an eastbound gateway view-shed, a depot park off the rail trail, a new look for rebuilt buildings; moving them closer to the street with lower buildings toward the center progressively getting taller moving toward the periphery, parking behind buildings that would have more interconnected lots and fewer curb cuts, underground wiring, benches, trash cans and lighting that work together to enhance a more traditional style. The reports recommended keeping the area as a convenience oriented retail/service center. The restraints listed were a lack of unified zoning (4 different zoning districts) and conformance to ordinances, lack of unified character, excessive curb cuts, hazardous conditions for pedestrian traffic

and lack of vegetation. While this report is dated and much has changed since 1995, it hits the mark on many issues while some ideas are dated and obsolete due to changes that have already happened. MB noted the VHB report noted some of the same issues.

A discussion ensued about best uses for the Depot area. On one hand, improving traffic flow needs to be a priority and a thriving retail center in the depot area works against that goal. On the other hand, focusing this type of retail on the village without other retail that will draw people out could cause peripheral retail to die.

Another discussion concerned the ring roads. There is a plan in place with responsibilities shared by the DOT, the state and Joe Faro. While the Village will have a valet service to move people around within its boundaries, AG thinks we may be able to use CART to move people around to key areas of town.

GB called for a motion to adjourn, GF motioned to adjourn, PP seconded, and the meeting was adjourned at 8:26 AM.

The next meeting is scheduled for April 26, 2019 at 7:30 AM at the Salem Town Offices.

END