

Town of New Durham - Development Committee

Tuesday, November 14, 2023

Meeting Minutes

Attendees:

Paul Marker - Member
Paul Perry - Member
Mark Sullivan - Member
Stephennie Freeman - Member
Nancy Ahlin - Member
Walter Ahlin - Member
Linda Callaway - Member
Courtney Grugnale – Housing Navigator
Jeff Allard – Chair

Call to order: 5:31pm

- Do we have the ordinances/provisions to support development
- What is the vision for development?
 - We have a master plan (not legally binding but advisory in nature) and zoning ordinance (enforceable regulations but appealable)
 - Would a modification be required to the master plan and/or zoning ordinance to support that vision?
 - What do the residents want?
- Littleton as an example for development?
 - Downtown w/ boutique shops, big box on outskirts
 - Route 11 development ends at Farmington and picks back up in Alton
- Without a consideration of how taxes will be impacted, our analysis may be flawed
 - Do residential tax rates actually improve with business development?

Each individual expressed ideas on what they would like to see: General points from those comments (these are the opinions of the members, not formal suggestions of the Committee):

- Easiest way to lower taxes over time is to put land in conservation
- Should Franklin, NH and the recreational economy be a decent model to follow?
- Can we send out a survey to the broader town to gauge feelings/interest in development?
 - How do we get participation? (recent elections demonstrate lack of interest/voice)
- Quality schools/school systems drive growth
- Having a map of the land readily available is key (wetlands, zoning, etc.). Knowing the rules of the game
- Several folks moved to New Durham from larger communities to get away from the “hustle and bustle”

- The Development Committee was formed and supported by the Planning Board to explore potential for growth
- There is a need to evaluate all town infrastructure and determine a way to address these concerns (age, structure, etc). – example: fire station able to support the operation
- How do we have broader meetings/feedback sessions that are friendly to the residents in the town – the folks that don't have the time to devote to the smaller planning meetings?
- What happens to the town land if some of the government buildings relocate?
- New Durham needs more affordable housing and public transportation

To Do Items

- Do residential taxes pay the cost of town services? Old surveys say no, what do new surveys suggest?
- Where is New Durham's tax rate relative to other towns in the State of NH?
- All members: bring back the topics that we should really study and develop as a committee

Next meeting: Courtney to send another calendar inquiry for a lunch meeting

Meeting Adjourns: 6:52pm