



CITY OF CONCORD

NEW HAMPSHIRE

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ECONOMIC DEVELOPMENT ADVISORY COUNCIL MINUTES JANUARY 4, 2013 7:30 A.M.

The meeting convened at 7:30 A.M. at Lincoln Financial Group, One Granite Place, Concord, NH. Refreshments were provided courtesy of Byron Champlin.

PRESENT: Allen Bennett, Tim Bernier, Christopher Carley, Byron Champlin, Mark Coen, Peter Cook, Stephen Heavener, Brad Hosmer, Keith Nyhan, Connie Rosemont, William Norton

ABSENT: Walter Chapin, Larry Gloekler, John Hoyt, Jan McClure, Dan St. Hilaire and Claudia Walker

STAFF: Carlos P. Baía, Deputy City Manager – Development
Gloria McPherson, City Planner
Matt Walsh, Assistant for Special Projects

1. MINUTES FROM THE DECEMBER 7, 2012 MEETING

Byron Champlin requested edits to the business assistance options item. The requested edit was accepted by EDAC and the revised minutes were approved.

2. IMPACT FEE ORDINANCE CHANGE

Carlos Baía distributed a copy of the Planning Division report summarizing the proposed changes to impact fees in the Central Business Performance zoning districts in both downtown Concord and Penacook Village.

Mark Coen asked why areas such as McKee Square weren't considered for such a change. Mr. Baía explained the historical dense development patterns of the downtowns.

Bill Norton suggested that the City ensure that such a proposed waiver of fees is legally defensible and will not create problems for the City. Mr. Baía noted that this would be done prior to Council taking up this matter.

Keith Nyhan asked why the waiver of the fees in question isn't expanded citywide. Mr. Baía noted that it was focused on the downtowns as these are areas that Concord City Council for the last several years has identified as critical priorities for redevelopment.

Mr. Coen stated that based on the fees collected since 2008, the existing impact fee structure does not seem to have generated a lot of revenue but has likely turned potential businesspeople away.

Tim Bernier suggested that the City look at expanding the waiver for the change of use impact fee provision citywide but perhaps controlling it via a time provision. He posited that if a business doesn't

change for 10 years or more, the change of use fee would not be applicable. He stressed that this would not apply to new construction.

Mr. Nyhan asked how much the City had collected citywide last year. Mr. Baía did not have that number but indicated that it could be pulled together.

Mr. Carley felt that the same argument relative to the change of use impact fee could be applicable citywide. Mr. Champlin added that whatever can be done to eliminate disincentives to development to make Concord more economically attractive should be considered.

Mr. Coen asked why impact fees were created initially. Mr. Baía explained that it was to off-set the impact of development on the general taxpayer. Mr. Carley added that it was also to eliminate the seemingly arbitrary nature of the “exaction” process.

Mr. Nyhan suggested perhaps just charging a flat, nominal fee for staff time/resources to process change of use applications rather than the impact fee.

Motion was made and properly seconded to endorse the proposed changes to the impact fee ordinance and recommend to the City Council and City Staff that it look at other areas of the city to expand such a waiver specific to existing buildings and allowed uses.

Motion passes unanimously.

3. OTHER BUSINESS

Ms. McPherson presented a draft proposal of changes to the CBP District supplemental standards. She recommended excising much of the existing section of the zoning ordinance as a housekeeping effort.

In terms of substance she noted that a recent application to the City for a downtown campus site for New England College brought to light some limitations with the current ordinance specific to ground floor occupancy. Ms. McPherson had considered revising the locational use restrictions to prohibit a limited amount of specific uses.

EDAC members supported the exclusions proposed by Ms. McPherson for medical services, residential uses and social service centers. The consensus by EDAC was that commercial indoor recreational facilities should not be excluded. City staff should re-examine the private membership, fraternal or social club category proposed exclusions.

Meeting adjourned at 9:00 a.m.

Respectfully submitted,

Carlos P. Baía