

Town of Farmington
Economic Development Committee Meeting Minutes
Tuesday, April 11, 2023
Selectmen's Chambers
356 Main Street-Farmington, NH 03835

Committee Members Present: Danielle Harris-Chair, Taylor Crawford-Vice Chair, Ann Titus-Selectmen's Rep, Steven Henry-Planning Board Rep, Jason Lauze, KJ Cardinal, Dan Woodman, Adam Giles

1). Call to Order:

Mrs. Harris called the meeting to order at 6 p.m.

2). Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

3).Public Comment: None

4). Review of Minutes:

March 7, 2023- Public Meeting Minutes-No errors or omissions

Motion: (Henry, second Crawford) to approve the minutes as written passed 6-0-2 (Henry, Titus abstained).

February 7, 2023- Public Meeting Minutes-No errors or omissions

Motion: (Henry, second Crawford) to approve the minutes as written passed 6-0-2 (Henry, Titus abstained).

5). Review Request for Proposals: Former Fire Station:

Mrs. Harris thanked Mr. Lauze and Mr. Cardinal for submitting their feedback on the RFP and said that she passed them over to Planning Director Kyle Pimental. She asked if anyone else had any feedback and noted that there was some concern regarding parking for a potential developer.

Mr. Cardinal asked if it could possibly be sold with no parking. He said there is not a lot of parking downtown and we may think there's a lot but if we sell this parcel and the bank parking lot is not a public parking lot there's nothing to say that developers couldn't come in and do something with both those spaces and now there's no parking and there'd just be on-street parking. He said he is not sure who makes that final determination when they send this out but this needs to be taken into consideration as they're not making more land so we have to have a place to park.

Mrs. Titus said there are phases going through this like they have to demo the fire station and see what's underneath it and see if there are any hazardous materials on site. She said it has been mentioned to keep the parking lot but it depends on if they sell it as a package, it depends

on what comes out of it and what's the best bet for our buck and for the town in that area. We just don't want to say okay you're going to buy it for this and we all agree on that and we're going to see what's coming in. In my opinion we should get a real estate agent, put it in the MLS and see what the best thing is we can do for that. Maybe we can go big and whoever buys it keeps the parking because they would want it for their business she said.

Mr. Cardinal said if we're sending out RFP's it should be a requirement that we get a certain amount of spots as opposed to selling the whole thing.

Mr. Lauze said they may keep it as parking for the business but that doesn't make it municipal parking so you're still losing spots they gain for the business.

Mr. Crawford said particularly with the bus stop there he could see in the morning that a lot of trucks and cars are parked there and he can't make the assumption they're taking the bus after parking there.

Mr. Woodman asked about the lot next to Tom, that driveway, that's a parking area that nobody ever uses.

Mr. Henry asked if it goes out to Garfield Street.

Mr. Woodman said yes.

Mrs. Titus said she didn't know how they are going to sell the property. She said that's part of it and if somebody buys that piece of property they might want to use that for a second egress.

Mr. Henry said there is a right-of-way there too for Tom's house.

Mrs. Titus said there are a lot of water issues there too.

Mr. Giles said when they plow downtown they push all the snow into that parking lot so if you take that away from the Town- being able to push the snow there.

Mr. Henry said he didn't believe they pushed the snow there when it was an active fire station.

Mrs. Titus said they did and there was some there and if it is sold they're going to have to remove the snow. She said the water is not all coming from the snow it's also just rain coming downhill to a low area there.

Mr. Henry said there are 3 lots of record there right now that could be combined or subdivided differently and he understood that the Selectmen are looking for creative options and one of those options could be an easement for municipal parking in which case it may depend on how the developer wants to develop the lot for what makes the most sense. I suspect that the if Town were to just sell the land they would subdivide it and carve out parking and say this is the municipal parking in this specific area or the developer may say he wants to put the parking over here like this but he'll do the easement for municipal parking. This is why there is no set this is how the municipal parking has to be but if the developer doesn't want to deal with municipal parking and wants a piece of land and build a building I see the Town dividing off a piece of land and making municipal parking there he said.

Mr. Giles said there should be a certain amount of spots in the requirements that they have to meet.

Mr. Cardinal said he would like to see this committee recommend to them that they save "x" amount of spots in this process. He said he was not saying it has to be in a certain actual lot that has to be devoted to it, it could be in the back and have a walkway or something. We need to be aware that we need parking he said.

Mrs. Titus asked how many spots he was thinking of and that she would bring it back to the Selectmen and ask them about it.

Mr. Woodman asked if Bill Snowden has parking on the side of their building.

Mrs. Titus said she thought there were just 2 spaces there but she might be wrong.

Mr. Henry said in the discussions that he has had the Selectmen were concerned with maintaining some municipal parking but not set on exactly how that's achieved whether it's through an easement or by subdivision.

Mrs. Harris said if everyone was okay with the rest of it they could vote to recommend it with that addition.

Mr. Cardinal said it talks about the different design concepts and read aloud: "The designs also suggest a single access point off Garfield St. with areas for community shared space and opportunities for streetscape improvements. Parking needs range from 16 spaces up to 30 spaces. According to a 2020 downtown parking study there are a total of 49 spaces on the site. It is the goal for the Town to purchase or lease some of these spaces so they remain available for public use." Instead of purchasing or leasing them let's just have that built in to keep a certain number of spots he said.

Mr. Henry said he remembers the Garfield St. access being talked about because it's a rough corner to pull out from sometimes.

Mrs. Harris said it does refer to the parking study they had done and she asked them to include that in the appendix from when they did that.

Mr. Henry said the lot does provide the opportunity to continue that sidewalk front building down with parking and stuff behind.

Mr. Cardinal asked if they needed a motion from them to make a recommendation.

Mrs. Harris said it would be helpful from their side if this group supports this and the Selectmen can move forward with that but they are open to hear their thoughts.

Mr. Cardinal said he liked everything else about it and that was the only thing that stood out to him.

Mrs. Harris said they highlighted that the appendix was missing and she edited some small things. She said Mr. Pimental is out on paternity leave now so someone else will take over for the next couple of months so they will add an additional contact there and they had areas where they need to insert a date but they don't have all the information yet.

She asked if the committee was ready to do a vote in support of this or if they wanted to put in the text the exact number of parking spaces they wanted.

Mr. Woodman asked if the Coast Bus stop affects that parking lot.

Mr. Crawford said he sees the bus go in there once in a while and park and wait.

Mr. Henry said they park a bus there now.

Mrs. Titus said they park it in the back now it's not up front.

Mr. Woodman said he was talking about where the bus parks and is taking up spots in there.

Mr. Henry said he suspects that practice would change if somebody bought the property. He said he didn't know why they park a bus there and if the driver lives close by or what.

Mrs. Titus said they just have always parked there and the driver would come and pick up the bus and go. She said in her opinion if they sell the property the Coast Bus stand can still be there they'd just stop on the street like they do in Rochester and everywhere else and they'll just have to find another place to put the bus then they wouldn't have to go in that parking lot.

Mr. Crawford asked if there is any coordination with these conversations with Coast.

Mrs. Titus said right now there hasn't been but there may have been in the past and it changes all the time. She said they get a proposal every year and it seems like we pay more every year but that would probably be a conversation starting with the Town Administrator and Coast and then they would bring it to the Selectmen and if something changes she was sure they would contact them. We would find a place for the Coast Bus people use it it's a necessity in town so I'm sure that we would consider that she said.

Mr. Lauze said there is also a bus stop up the street at the Town Hall.

Mrs. Harris said for whatever goes in there it is helpful for people to come to the area and visit those businesses.

Mr. Giles said he would say it should be 40 spaces because you can't get the spots back once they're taken and it goes private.

Mr. Cardinal said the snow is another good point too and that could be something to consider.

Mrs. Titus said if they're plowing they're going to have to remove the snow right then and there. She said it might not be that first hour after they're plowing it but that same night they're going to have to remove the snow so people can park there.

Mr. Giles said they have been dumping snow in that parking lot and he has watched them do it. He said they'll take it and move it to the parking lot so now they have to truck it away which is more of an added cost to the Town and the parking spots get minimized. Nobody can plow 40 spots when it snows out so we're going to go from 40 to 30 quickly in a snow storm and that's the other reason I proposed 40 because of the winter time he said.

Mrs. Harris asked the committee if they felt comfortable with the number or if they just want to say sufficient parking.

Mr. Giles said it says 16 to 30 spaces and there are 49 available and they could go with the 49 as he would rather see more.

Mr. Lauze said he would be nervous about saying they are going to keep all of the parking. He said not many people would want to buy it so that defeats the purpose of selling it.

Mr. Woodman said they would never get anybody good in there.

Mr. Henry said when the Selectmen asked for the support of the town to build a new Public Safety Building they told us they were going to sell the old fire station and put it back on the tax rolls so if we turn it into a parking lot that's not putting it back on the tax rolls like the taxpayers were told would happen when they supported building the new Public Safety Building. It's already been a long time that they've been sitting there composting the building now he said. Mr. Cardinal said to play the Devil's advocate it also didn't say it was going to wipe out all the parking. He said thinking that they're going to re-do the building is one thing but what we're talking about now with this is who knows-it could be apartments and stores and whatever else that could be built there so it could really take that out. That's why I think we should make a recommendation to do that he said.

Mr. Henry said any commercial development that goes in there would go before the Planning Board and they would make sure that the site had provisions for its own parking.

Mr. Cardinal asked why they are doing this and if they just wanted to feel good by having them say "thumbs up way to go".

Mr. Henry said he believed so.

Mr. Cardinal said he didn't think they need to make a motion if there's nothing to vote on and if their recommendation is just going ...

Mrs. Titus said they could have a written recommendation and give it to the Selectmen. She said they wanted their input and that was probably why they asked them. She said she didn't think it was they were just going to send it to them for no reason and waste their time. They wanted some kind of input from you and I would write something up and hand it to the Town Administrator and say this is our recommendation and you don't have to vote on it unless you want to. I would definitely give your opinion she said.

Mrs. Harris said their feedback has been shared with the Strafford Regional Planning Commission.

Mr. Henry said the Planning Board has seen it and gave it their stamp of approval.

Motion: (Cardinal, second Titus) to recommend that we approve this document with the amendment that the parking spaces are a requirement for us to keep from the developer for municipal parking;

Discussion: Mr. Cardinal said he didn't want it to be paid parking spots or for their businesses only. He said he didn't think it should be something where we're giving up the land so the Town has to pay for it that seems foolish. He said it is ours right now and the design for whatever is done there should include spots that are ours and are accessible for us to get to.

Mr. Giles said if Delectable Designs has a group of 16 people in there and its 8 different families that's 8 cars and that takes up half of downtown and then you have Farmington House of Pizza, Cumby's and 2 people are getting haircuts.

Mrs. Titus asked if Mr. Cardinal wanted to amend his motion to put a number on the parking spaces.

Mr. Cardinal said he would say 40 spaces.

Mr. Crawford said that handcuffs us a little bit as far as selling it.

Mr. Henry said he can't get behind a number that big. He said that lot is 49 spaces now and 40 is a big chunk of that lot.

Mrs. Titus said if they put a number on it then it can be negotiable.

Mr. Cardinal said it's just a recommendation so they could say 20 or 400 it doesn't really matter. He said if they set a number and recommend it this isn't the final decision so that's what he would say.

Mr. Giles said its 49 spots but that is not the whole thing.

Mr. Henry said that's still a lot of space and asked what if a developer comes in and is going to put in a store front building and they have room for 50 spots in the back and they're not going to label them for municipal or for their stores they're open spots.

Mr. Giles asked if you live there and you come home and there's an event going on downtown if he was going to want to fight that car to get to your house. He said he used to plow TD Bank and everybody across the street in the tower parks across the street so when they say there is 1 parking spot it's always 2 cars that most families have so you're already going to run into a problem if you put any kind of housing in there.

Mr. Henry said he would rather leave this up to the Selectmen and the Planning Board that are looking at something more concrete when something comes along. He said this is a request for proposals and how they see developing this site and then you're not dealing with hypotheticals.

Mr. Lauze asked why they couldn't just run with Mr. Cardinal's original idea of a requirement for municipal parking and leave it to the Selectmen to decide the appropriate number of spots or how to deal with the developer and leave the number out of it. That way we're saying we think there's a need for municipal parking and we'd like to see that be a requirement he said.

Mr. Woodman said they just don't want the Selectmen saying 10 spots for the municipal requirement.

Mr. Cardinal said they are trying to grow the downtown and they could shoot themselves in foot on day one. He said if they are trying to grow businesses and grow the development downtown-and that's what they're all here for, if all of sudden right out of the gate we have no parking we would be screwed. He said if it was something that happened previously in a vote he didn't care and he thought that was wrong. If that was the assumption to wipe out the parking I don't think anyone was considering that he said.

Mr. Woodman asked if the Town was going to let them put a house in there.

Mr. Henry said there could be some residential it's unlikely but it is possible.

Mr. Woodman said he would rather see a business in there instead of apartments.

Mrs. Titus agreed and she would like to see businesses to employ people...

Mr. Henry said single family residential is permitted by right in the Village Center.

Mr. Giles asked if they have ever been to an apartment building where it says 1 parking spot and

you pull in and your neighbor is in that spot that's going to happen. He said if they go in there and it's a free-for-all 50 spot parking but the tenant spaces are 20 but they all have 2 cars so that's 40 that leaves us 10 and if there's an event and somebody parks in their parking spot for their house nobody is going to want to deal with that.

Mr. Henry said we have parking regulations for the number of parking spaces required per residential unit but he didn't know the number. He said when the Planning Board reviews the site plan they will look for so many parking spaces based on the number of residential units. He said they look at the type of business that goes in and different businesses have different requirements for how many parking spaces they have to have. That is why I lean more towards leaving it to the people that are doing the proposal and the site plan review as far as for the actual number of parking spaces he said.

Mr. Cardinal said they are not setting this now and they should recommend a high number so it grabs their attention and that maybe they should consider doing more than the minimum or some small number. He said if the person that bought the bank turned it into a park and someone buys the old fire station and does what they want then that's a problem.

Mr. Giles said the Christmas tree lighting is going to be a nightmare if they don't have parking spots. He said there are different events like Hay Day so he is a firm believer they should put a good amount of parking because they can't get it back once it's sold.

Mr. Henry said it was safe to say if the Selectmen didn't care about what happens with it as far as parking or anything else they would have sold it by now.

Mr. Giles said they are only making a recommendation and the Selectmen can say no. They're asking for our opinion we should give it. If we don't say anything and it goes the other way we'll be asking why we didn't say anything he said.

Mrs. Harris said she thought they would hear something as the RFP's come in and they'll go to different groups and they can always go to a meeting.

Mr. Henry said she might be optimistic speaking in plural for the RFP's. He added that he was concerned with the short time frame that they have for it too given the amount of potential work.

Mr. Giles said the study doesn't really show there's a parking for the hair salon, the flower shop and that was in that lot too and asked where those people would park when it's gone.

Mrs. Titus said the hair salon, Studio 393 has 2 spaces on their property and they do park in the parking lot but there's a dirt parking area that's where the store people used to park their cars.

Mr. Henry asked how that was accessed and if it was through the old fire parking lot or on the other side of the building.

Mrs. Titus said it was accessed from the front of the building.

Mr. Cardinal said if they are thinking of this as the 40 number it's just horribly laid out how it was set up because it was made for fire trucks to pull in and out.

Mr. Henry said there is parking in the front and there's parking as you go back to the left.

Mr. Cardinal said if this was all laid out as parking there'd be way more than 49 parking spaces. Mr. Henry said if it was nothing but parking and about 1/3 of the paved area is striped now. Mrs. Titus said if someone buys the whole area they're going to have to have parking for their business but it might just be one big building it might not be taking up all that space depending on what comes in there. She said they don't know who is looking at the property and haven't gotten a real estate agent or someone with commercial property experience to say this or that should go here. We've had studies from UNH and surveys that went out but I want someone professional to come in and say what would be good for that space, what would bring more people downtown and what would be good for the surrounding businesses she said. She said if apartments go in there it's 2 cars per family and if you have 5 units there that's 10 or 20 cars so you have to think about what's going in there and what we get. Mr. Lauze asked if it would make the most sense to just say the EDC supports the RFP providing the Board of Selectmen pays careful consideration to municipal parking and retains as many spots as possible. He said they could say 30, 40 or 50 spaces and when a proposal comes in they're going to do what makes the most sense. Mr. Cardinal said in theory it doesn't matter and that's why he didn't put a number on it. He said Mr. Henry brought up a good point of the time line of it and that is pretty quick especially when they listed this as April 1 and who knows when it will get approved. He asked if it would only be open for 2 months. Mr. Henry said he thought it was 60 or 90 days which given all of the due diligence you need to do for a project we're hoping will be a good size that's a pretty short timeframe. He said he'd rather leave it open ended with this is what we're looking for and we're considering them until we sell it. I'm not sure it needs a deadline or if a deadline will make somebody do something or say they have 5 other projects they can do instead because we're competing for investment dollars he said. Mr. Cardinal said maybe that could be amended to remove the proposal's due date and he would be for making it longer. Mrs. Harris said she thought they should make it longer like October or November as it's supposed to help create more competition like the corporations do. Mr. Henry said he wouldn't suggest a date because they don't know when the RFP is going to go out. Mr. Cardinal said just like the parking they could say that they recommend something in the 20 to 40 range for the parking spots and that they recommend a minimum of 90 days or longer. Mr. Henry asked Mrs. Titus if her 2nd to the motion was conditional on there being a number. Mrs. Titus said she thought they should put a number because if they ask at a meeting what the EDC said for a number but that's up to this board. Mr. Henry said he seconded the motion without a number.

Amendment: by Mr. Cardinal: for 40 spots and that we take the proposal due and it needs to be

at least 90 days.

Mr. Giles seconded the amended motion.

Mrs. Harris asked Mr. Lauze if his point made earlier was a number.

Mr. Lauze said it was the same concept so he didn't have an issue with it.

Mr. Woodman said everybody always worries about parking in this town and recalled that when he was a kid every store was full with apartments above them and every place was packed and Mechanics St. was full of bars.

Mr. Henry jokingly asked if it was just hitching posts back then.

Mr. Woodman said no and that every place was packed and they all parked.

Mr. Henry said there probably are fewer parking spaces because they blocked off some of them around the crosswalks and stuff.

Mr. Lauze said if this goes the way it could go and some of the other businesses in town were ramped up a little bit the Town at some point is going to have to look at acquiring land for more parking. He said there is a giant field across from Cumberland Farms that could be a load of parking and there's a giant open lot that's half of Mechanics St. that could be parking.

He said this town was never designed with public parking in mind and none of the buildings downtown has any parking lot. I'm not saying give it up and then worry about buying it I'm saying keep this in mind but in addition to that the Town really at some point is going to have to start looking toward requiring some spots not just the couple that are there. Even if they keep say 20 spots there's still not enough parking in town he said.

Mr. Henry said the Rec. Dept. is supposed to municipal parking too though the signage tells you that you can park there and that you can't. He said its rather confusing signage down there but since the Police Dept. pulled out that did free up the parking down there as well. He then told Mrs. Titus that they do need to fix the signage down there. But there is some municipal parking down there as well and it's walking distance to some of the businesses down there and activities he said.

Mr. Giles said he just didn't want to see a cramped town and that seems where it is going. He said he went on this committee not to have that.

Mr. Henry said that makes it look like the place to be and that you want to be there.

Mr. Giles said not in his eyes and he doesn't want our town to be Portsmouth. He said that's what it's turning out to be if we start trying to use the same parking spots that's how it feels to him. I stand in 100% of my end of not letting that happen he said.

Mr. Henry said some of the residential units in town over the years have been approved by considering access to municipal parking as parking being available to those residents and he was sure that some of that parking was using the fire station parking lot.

Mr. Lauze said he went before the ZBA prior to the density changing and he was specifically shot down for a residential based on the fact that you can't guarantee that the Fire Dept. lot is always going to be municipal and the bank is not.

Mr. Henry said that has happened too but other units have been approved and the fire station may have been active at the time and they never assumed it that it wouldn't be.

Motion: (Cardinal, second Giles) to accept the proposal with the amendments of requiring 40 parking spots for municipal parking and also having the due date be at least 90 days from when it's issued passed 6-0-2 (Titus, Henry abstained).

Mrs. Harris asked Mrs. Titus to clarify if she said they've received a single response to the RFP or it hasn't been shared publically yet.

Mrs. Titus said she didn't think it has been shared publically and that it's only been to the boards and they have not received any responses to the RFP yet. She said there are phases of this and this is the phase going out for recommendations and the next phase is to look at the property then send out the RFP she said.

Mr. Giles said the other concern he didn't see was about the sewer and the water and asked if anyone brought up if there is a building going in if the sewer can handle it. He said the last time he talked to people at water/sewer treatment plant they said they were almost maxed out.

Mrs. Titus said she thought it would be okay and some of that has been taken care of and if we get the new well and all that it should be taken care of but she was not 100% sure.

Mr. Henry said as far as the treatment plant we spent \$12 million on that and we were told that would be good for 30 years and had an anticipated increased use. He said as far as the infrastructure goes he remembered that when he started on the Planning Board they had Selectmen telling them the infrastructure can't handle any more and he asked why they were spending all this time and effort trying to revitalize the downtown knowing it can't handle anything. He said then they backed off on that and they couldn't make up their minds as to whether the infrastructure was good or not at the plant itself.

Mr. Giles said he didn't mean at the plant he meant the infrastructure and they said the infrastructure could not handle much more than it already has.

Mrs. Titus said she thinks it can handle it but living in the downtown area she knows things come up and there was a broken pipe at Cumby's and that was a nightmare and that the whole downtown probably needs some new piping. She said there is usually a problem right by Cumby's and they fix it and then a couple of years go by and it needs more fixing.

Mr. Crawford asked if that was a volume issue or an age issue.

Mrs. Titus said she thinks its age and the weight of the tractor trailers going through town is not helpful. She said if comes in they're going to put a down payment on it and have the bank check all that stuff-the water, the foundation, the space and that should be all checked out before its signed on the dotted line. She said as for the questions they are bringing up they could ask the Water Dept. to come here and ask them those questions, ask the Town Administrator and the Planner to come here and they'll get the answers from the "horse's mouth".

Mr. Lauze said the EDC was restarted and rejuvenated and it is going to be interesting to see as things happen how much the Selectmen take their recommendation into account because if

they don't then what is the purpose of the EDC. He said for them to go through it, show up, discuss it and make a recommendation if it's not taken into account then why are we doing it. So it will be interesting to see as we go he said.

Mrs. Harris said her understanding was that Mr. Pimental and the team were passing this on to someone submitting showing it has the support of the town not like there are boards that don't want this to be passed that can scare away people.

Mr. Woodman said everybody has a different opinion on anything and they just had an argument on 20, 30, 40 spaces. He said in a perfect world a business goes in there that allows anyone to park there it doesn't matter and you're giving good tax base. I'm not happy with the apartment buildings part in that zone that's crazy he said.

Mrs. Titus said that came out of when we had all these meetings and there was a survey that went out and some people wanted apartments upstairs and business down front at the bottom but that's not set in stone. She said that can change it depends on who puts the RFP in and they can contact businesses and say we have this piece of property and ask if they're interested in coming to Farmington.

Mr. Woodman said if they recommend this they're looking out for parking and he has watched enough Planning Board and Zoning Board meetings to know that everybody worries about parking so here we have an area that they want to save 40 spots. If a business comes in and says we don't want you to have parking and the Town says go ahead we'll get rid of all the municipal parking then we're in trouble.

Mr. Giles said he doesn't want the town to suffocate and that's what it seems like to him. It doesn't feel like a small town he said.

Mr. Henry said there would have to be significant changes on the Select Board for that to happen where there would be sold with no contingency for parking. He said he thought the worst case scenario would be they'd subdivide off a lot and this is the parking which stifles the way the site could be developed vs. working out an easement or agreement. I'm not crazy about policing the spots that is in here. I'd rather deal with that into the easement and have that reflected in the price up front. I can see the Selectmen selling that for \$1 to the right developer with the right commitments and bonds and so forth in place to get what they want downtown. This building was sold for \$1 he said.

Mrs. Titus said she doesn't see that happening and that would be stupidity to sell it for \$1.

Mr. Henry asked how they know it would be stupid if they don't know what the proposal is. He said a proposal could come before the board where the developer says it makes sense and would be good for your town but it only makes financial sense for him and here's why if he doesn't pay for the land but the long term benefits for the town is this.

Mr. Crawford said they could get a tax assessment in year one that could make up for selling it for \$1.

Mr. Henry said if the Selectmen just wanted to sell it for money it would have been sold.

Mrs. Titus said there's more to it than that and you just can't sell it right away.

Mr. Henry said you could talk to a dozen auctioneers who would all disagree and they would have your check in 60 days. He said the assessments Mrs. Titus talked about are under Section 2, Conditions of the Site, Phase I Environmental Assessment and explained there is some concern about what level of pollutants might be there so they are doing some level of work to either ensure the land is safe so you're not buying a liability or if they find out there is a liability either addressing it to enhance the value of the site or adjusting the price accordingly.

Mr. Woodman asked what if they find contaminates and they can't build anything on that.

Mr. Henry said he didn't have an answer for that.

Mr. Cardinal joked then there would be plenty of parking there.

Mr. Henry said the concern of the Selectmen that they took this approach in getting those assessments done is the fact that there is so much unknown it may have prevented sales.

Mrs. Harris asked if the environmental assessments were completed on the firehouse itself.

Mr. Henry said phase I was completed but he didn't think phase II has been completed.

Mrs. Titus said that's correct.

Mrs. Harris said they found what they found and asked if that was part of the delay. She then asked if since that initial assessment if there has any work done to improve what...

Mrs. Titus said they were making sure nobody was going in the building and they put some lighting on it because there was some activity but other than that nothing was done.

Mrs. Harris said so whatever the fire station was using before is there.

Mrs. Titus said the building needs to be torn down and after they tear it down they are going to do testing. There won't be a building there and we don't have to tar it or anything she said.

Mr. Henry asked if there was ever a gas station there.

Mrs. Titus said somebody told her that years ago was a gas station there and that the tank might have been removed.

Mr. Crawford noted that the RFP says there was a gas station there in 1924 and an auto repair shop in 1960 (Section 2, Conditions of the Site, Phase I Environmental Assessment). He said they used to dig holes and pour oil down it then.

Mr. Woodman said he didn't think they cared about that when they built the fire station about 40 years ago.

Mr. Giles asked why they couldn't propose to extend the line of businesses through like where they are now and make parking in the back.

Mr. Henry said that could happen and that it is for sale and he could buy it.

Mr. Giles said not to tempt him because he didn't want to see apartments go in there.

Mr. Lauze said as long as the taxpayers and voters make that clear and voice their opinion to the Selectmen because the Selectmen are going to make that decision. He said they could get a proposal to make that one giant apartment building but that doesn't mean the Selectmen have to accept it and so as long as that is expressed to the Selectmen and they know the people in

town don't want one giant apartment building in there they don't have to accept it.

Mrs. Harris said it will be great once they are reviewing things and maybe it would be something where people could go to a Selectmen's meeting.

Mr. Henry said he didn't see the property being developed without any residential unless it's a mini box store like a Dollar General or Family Dollar type of thing.

Mrs. Harris asked if they would take into consideration the surveys and the work that was done before by the revitalization committee and there is a lot of data there on what the people in town want and don't want. They didn't want box stores or it to be all housing she said.

Mr. Henry said the regard politicians have for what people said they want varies from person to person and year to year.

6). Any Other Business to come Before the Committee:

Possible Meeting Night Change- Mr. Cardinal asked if they would be able to change their meeting night from Tuesdays to a different night of the week.

Mrs. Harris said that has come up and asked what options worked best for the members.

Mr. Henry said his Tuesdays are now free because the School Board returned to meeting on Monday nights.

Mr. Cardinal said after tonight he would be unavailable on Tuesdays.

Mr. Woodman said they are all golfers in the Tuesday night league.

Mr. Lauze said he travels for work and he tends to travel at the beginning of the week so Thursdays would work better for him.

Mr. Cardinal and Mr. Henry said they had no issues with meeting on Thursday.

Mr. Crawford said any night Mon-Thurs. was okay with him.

Mrs. Harris suggested they could meet on the second Thurs. of the month at the same time.

Mr. Cardinal said the ZBA meets the first Thurs., the Conservation Commission meets on the second Thurs. and it looks like the 3rd and 4th Thursdays are open.

Mrs. Titus suggested they meet on the 4th Thurs. of the month. (Trustees of the Trust Funds meet on the 3rd Thurs.).

Mr. Henry asked if they have bylaws that specify a date that they would need to change.

Mrs. Harris said she would check on that and that she would follow up and e-mail everyone. She said she will shoot for the 4th Thursday but that might hit some holiday weekends. She asked if there was any other back up date that work for the members.

Mr. Cardinal said it looks like the 2nd Wednesdays are open.

Mr. Henry said during budget season they might run into the Budget Committee sucking up some those Wednesdays because they still try to keep it on Wednesdays when they have meetings.

Mr. Cardinal asked if it has to be a set schedule.

Mr. Henry said it's nice for their adoring public that wants to come and watch to know when they'll be meeting. He said it sounds like the 4th Thurs. is doable and its fine with him.

Mrs. Harris said they will shoot for that then and reschedule as needed.

Consensus of the committee was to schedule their next meeting for Thurs., May 25 at 6 p.m.

Volunteer Meetings-Mrs. Harris said there are some volunteer meetings coming up in town and if anyone is interested she can forward the e-mail from Erica to them. She said they are pulling in volunteers from Farmington to bring people together and they wanted the boards to share that out and she could e-mail them the dates.

Mr. Lauze asked volunteer meetings for what.

Mrs. Harris said the Friends of Farmington is sending invitations to a Volunteer Appreciation Event on Thurs., April 20 from 5:30 to 7:30 p.m. and on Sat., April 22 from 8:30 to 11:30 a.m.

Adopt-a-Spot- Mrs. Harris said the Parks and Rec. Dept will be taking over the Adopt-a-Spot Program and she reached out to offer support and maybe they can share that out to their list of businesses in the area. She said in other towns where the Parks & Rec. Dept runs the program it has been very successful and she will be helping to formalize that program.

Congrats to Farmer's Kitchen!-Mr. Crawford said NH Magazine came out with their best of the state and the Farmer's Kitchen got best breakfast in the Lakes' region and asked if there was some way to mention that.

Mrs. Harris said they could put it on their social media page and in their next newsletter and asked Mr. Crawford to send the article to her.

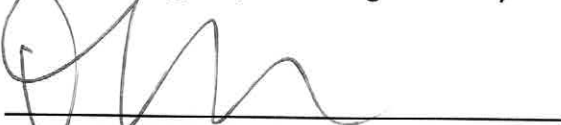
Hussey Block Building-Mr. Crawford said they talked a little bit about residential properties in the downtown area and asked what kind of work is being done at the Hussey Block building. He said he walked by and saw that the permit stated they are doing 6 apartment units but it said nothing about commercial and that was a topic of conversation about keeping it commercial on the first level.

Mr. Henry said the site plan that came before the Planning Board included 6 residential units with 4 that were completely on the second floor and 2 units that were two stories on the back of the building with commercial space in the front. He said there are 2 separate commercial spaces in the front and he thinks they are keeping the 2 spaces but it may depend on the tenant if somebody wants all of the space or they get tenants that want smaller spaces. The sidewalk front will be commercial but it is a deep building so they are chopping off part of the back of the building and making 2 story residential units but there have been some other issues that have halted construction he said.

7). Adjournment:

Motion: (Harris, second Crawford) to adjourn the meeting passed 8-0 at 7:07 p.m.

Kathleen Magoon, Recording Secretary



Danielle Harris, Chairman