

Brentwood Economic Development Committee Meeting Minutes 2.27.23

Mac Bonafede, ~~Pat Farrell~~, Bob Rossman, ~~Robert Span~~, Kristin Aldred, Jon Morgan, Stefanie Kizza (via Zoom), Doug Finan

Morgan called the meeting to order at 6:05 and introduced the Board and gave a brief history of how the Board came about. Each Board member introduced themselves, Jon Morgan, Bob Rossman, Kristen Aldred, Mac Bonafede and Doug Finan were present, Stefanie Kizza was participating via Zoom.

Tom Kunysz from Summit Supply was present, they are located on Commercial Drive and are outgrowing their business space. They are looking to either expand or possibly move, they like being located in Brentwood and hope to stay in town. As of right now Summit Supply/Kunysz's main concern is lack of parking. Greenwood has looked at the plans to find parking alternatives, he will write a response letter. Morgan and other Board members discussed if their needs were just for parking, or if they would need more building space in the future as well. Kunysz states his need now is for parking. He states that in the future he may have the opportunity to purchase some or all of the other building. Morgan states the options are limited at the moment but that the Economic Development Committee will do what they can to support Summit Supply in staying in Brentwood.

Morgan and Rossman discussed the site walk that was held at the Brentwood Recreation Center with some members of the Economic Development Committee and the Plan NH team. The walk started at the Brentwood Town Office and then moved to the Recreation Center and lasted approximately 1 hour. Rossman gave a brief overview of the site walk and Morgan reiterated that this Charrette is not about what Brentwood *has* to do but about what Brentwood *could* do.

Morgan asked Liz and Bill Faria, South Road, if they had any questions or comments regarding the Charrette, Liz was present at part of the site walk earlier. The Farias state that a charrette was done in the Town of Brentwood approximately 10 years ago, not for the Recreation Center but for the Town Center District. Bill believes nothing ever transpired from this, feels the money was essentially wasted and fears this charrette will have a similar outcome.

Quarterly Brentwood Business Breakfast was discussed. Morgan states that Congressman Chris Pappas has agreed to be the guest speaker at the first Brentwood Business Breakfast. This is scheduled for May 8th at 9am at the Brentwood Recreation Center. Benedix has already drafted the postcard invites, the Board will approve these before they go out. Bill Faria would like to know how much this will cost and where the money will be coming from. Morgan states that the Economic Development Committee has a budget, he will have to get back to Mr. Faria regarding costs for this event.

Town Meeting was discussed, a few minutes have been set aside for the Economic Development Committee to update the Town of Brentwood on their mission and their progress. Aldred and Bonafede will give the update.

Nick Taylor, Executive Director of Workforce Housing Coalition of the Greater Seacoast, this organization assists communities with housing issues through education, community engagement and technical assistance. Taylor spoke with the Board about the feasibility of multiuse, multifamily, higher density housing project in the Town Center district while maintaining Brentwood's rural character. It has been suggested to Morgan that the Economic Development Committee put together a one page information sheet stating what types of projects the Town is looking for and lots that may be available. Taylor's office provides Charrette or Community Engagement type workshops for these specific types of projects. Taylor understands that what works in Rochester or Dover will not necessarily work in Brentwood. Taylor states this process dovetail's well with the Invest NH HOP Grants that Brentwood has applied for and received. Bonafede would like to take a closer look at the survey results, will report back his finding. Some Board members expressed concerned over the intersection of Route 125 and South Road, this is a highly developable intersection with 1-2 available lots.

Grant updates:

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Morgan states that he and Kizza spoke with the Community Development Finance Authority, CDFA. This was a preliminary discussion concerning community financing and support of economic development activities.

Kizza updated the Board regarding the Drinking and Ground Water Strategic Planning Grant program, Brentwood did not receive this grant at this time, Kizza and Morgan have a meeting with Matthew Deterling, of the Drinking and Ground water Bureau, to review the application and they will report back to the Board.

Aldred updated the Board on the Invest NH Housing Opportunity Program grants. Brentwood received grants for phases 1 and 2, which will assist with housing needs analysis and zoning needs around housing audit. Some members of the Planning Board will attend Housing Academy.

Bob Rossman and Jon Morgan spoke with Matt Taylor a few weeks ago regarding bonding, Morgan gave an overview for the Board. They spoke about cash bonds versus paper bonds and insurance policies and also hybrid approaches which combine the two. Hampton has a good example.

Liz Faria had several questions for the Board, "What is the Economic Development Committee doing to keep it in Brentwood?" Mitchell Animal Hospital currently on the corner of 125 and South Road is moving to Kingston and L. Faria of South Road is completely opposed to a light at this intersection. L Faria then asked Anthony Daviduk and his wife Jen, the owners of Brew, to join the meeting. The Town is aware of several ongoing issues at his location, 313 Route 125. Morgan gave a brief update on where the Town stands with this situation/location. Daviduk stated that there was no running water at this location and listed several other problems from the septic to parking. Morgan reassured the Daviduks that the Town, the Selectboard, Health Officer and other appropriate Boards and Officials are doing all that they can. Daviduks state that the Landlord is referring them to the Town regarding their ongoing troubles, and the Town refers them back to the property owner. Morgan explains that the Town can only enforce what is on the site plan. Morgan reiterated to the Daviduks that he is doing everything he personally can, reassured them that he wants to help them, but things do not happen quickly. The Daviduks stated that they will be present at the Planning Board meeting this Thursday. Derrick, owner of Precision BMW in Brentwood, and former tenant of 313 Route 125 gave his version of events, no parking, little to no water pressure, etc. Morgan asked for any correspondence they had in writing, the Daviduks were agreeable to this.