

## Balanced Economic Growth Group

### Committee Members

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Our charge:   Develop a Business Park  
                  Exit 4 Completion, TIF District  
                  More Shopping, Restaurant, Theatre opportunities

### **Develop a Business Park:**

Focusing on a new business park we reviewed the Mixed use Business Campus Overlay District zoning report from 11-16-2006 to explore our options. This report contained eight parcels for us to explore.

After reports of the actual locations were presented to us we defined the following.

- Tax Map 35 lot #4 defined as Flint Hill parcel made the most sense to utilize as this parcel has been sitting without tax revenue for the last 15 years. Our discussions led us to promoting a small business park with a desire to keep the land free from pollution and remain primarily undeveloped. This park would contain perhaps a Law Firm Office Building, Insurance Company, a small manufacturing facility all done in an environmentally friendly park.
  - a) With a law firm or insurance company we feel that lack of sewer or water would not have a significant impact on these companies. These businesses will be able to support their own existing septic and water issues themselves. Our waste treatment facility can be an incentive for the future.
  - b) We discussed the possibilities of the business perhaps offering a day care for their parents, as we come into the future it is our generation that will be assisting in caring for our parents.
- Tax Map 44 lot #21- defined as 54 Deerfield Road. We discussed an urgent care facility to combine and offer the surrounding towns Deerfield, Chester, Fremont, Candia a facility that could serve as an emergency medical facility. The group felt this was a definite need for our residents. The difference of 10 minutes could save a life. Elliott could be approached with the idea and this could include a Heli-pad to med flight in some of the severe cases.
- What would attract business to come to Raymond?
  - a) First to work with our citizens in the town to provide positive energy and willingness to promote our interest to have new businesses in our town.

- b) Working with the town manager and advertise our town and our willingness to work with interested parties in the business sections of development publications.
- c) Offer alternative transportation to allow workers to utilize carpooling, or bus, etc.
- What group in Raymond should work on the development of a business park on an ongoing basis? Should there be a new group formed?
  - a) This committee would assist any other groups interested in continuing with the town development. We feel the Economic Development Committee would be the group qualified for the task. As with everything related to our group the more people we have volunteering the better our community will be.
  - b) When it comes time to look for potential businesses our Town Manager, Chris Rose should be promoting the availability of the business park, how business friendly our town has become and to work closely with the planning board in streamlining the process to assist the business in completing their facility in a timely manner.

#### **Exit 4 Completion; TIF District**

- Will additional business in our town facilitate alternative transportation?
  - a) Discussion here was to expand the existing concept with the addition of other means of transportation within the plans. There was mention that the only access for outside transportation is in Exeter. A bus company would promote interest for current residents to access alternative transportation. Looking to the future with energy conservation would we have enough support for this concept? We as a group believe the answer is, Yes.
- Are there other areas in Raymond besides the present TIF that might be a good candidate for the TIF District?
  - a) At present the group agrees that the Old Tannery site and adjacent land would serve as the best location for the waste treatment facility. This will entail a major superfund cleanup and is necessary to promote growth in our town. This will allow the downtown homes immediate access to sewer where a large number have failing septic systems currently.
- What are infrastructure needs for this area and what might be recommended funding mechanisms?
  - a) The most important infrastructure needs are for sewer and water to be provided at a minimum for the areas surrounding downtown, along Rte 27, along 107 & 102 and at 107 & 156. Without these tools available the town will see minimum desire to relocate a business or start development of a business in our area.

- b) Funding can be accomplished in a number of ways. In some cases Tax Impact fees are paid by the developer. In some instances these can be paid by homeowners buying and moving into these areas also. It makes sense to distribute the fees to the actual business or home owners. This is a practice that is utilized in many states. Homebuyers want to see that the long term plans are in place and keep their value of homes increasing.
- More Shopping, Restaurant, and Theater opportunities.
  - a) With the development of Exit 4 the group felt that a movie theater would be a complement to the area and the project. This would bring surrounding town residents to our town and would bring jobs opportunities to our citizens currently and in the future another opportunity for students to work.
  - b) Additional choices for dining would be welcomed to compliment the existing food choices. The area would benefit with some competition for the existing businesses. We would never intend to have our existing merchants loose their business.
- Where should these be located?
  - a) With the development of Exit 4 the group felt that a movie theater would be a complement to the area and the project. This would bring surrounding town residents to our town and would bring jobs opportunities to our citizens.
  - b) With our waste water treatment facility still in planning stages it makes more sense to keep the Exit 4 project the ideal area for new retail business. There are currently areas that could be rehabilitated but we feel that these areas will attract smaller business ventures. For example.. The Metal Company at Epping St & Rte 27, the vacant parcel next to the church, etc....