

CITY OF SOMERSWORTH
Office of the City Manager

TO: Mayor Dana Hilliard and City Council Members
FROM: Robert M. Belmore, City Manager *RB*
DATE: Friday, March 3, 2017
SUBJECT: City Manager's Report for Monday, March 6, 2017
City Council Agenda

5:30 p.m. State of the City Address

6:45 p.m. Public Hearing
Re: Ordinance 9-17 Water Ordinance & Ordinance 10-17 Sewer Ordinance

Lay on the Table (under Section 12 of Agenda)

Resolutions

- A. Resolution No. 31-17 To Authorize the City Manager to Amend the Renewal Cable Television Franchise Agreement Between the City of Somersworth and Comcast of Maine/New Hampshire, Inc. Again, the City's Special Counsel, Attorney Kate Miller, recommends amending the current Franchise Agreement out for five (5) more years. The new expiration date would be June 17, 2023. Also, a Public Hearing is scheduled prior to the March 20th Council meeting at 6:30 p.m.

Unfinished Business (under Section 13 of Agenda)

Ordinances

- A. Ordinance No. 9-17 Amending Chapter 32, Water Ordinance, by Amending Section 16 Titled "Rates, Fees, and Charges".
- B. Ordinance No. 10-17 Amending Chapter 8A, Sewer Ordinance, by Amending Section 7. (B) Titled "Sewer Use Volume Charges". Ordinance No. 9-17 and 10-17: Again, the Finance Committee met on January 18th to review possible increases to our water and sewer utility rates. The Committee voted to recommend the increases. The monthly utility bill increase for an average Somersworth home for next year would be \$1.16 for water and \$2.20 for sewer.

City Manager's Items (under section 10 of Agenda)

A. Informational Items

- 1. Goal Setting Session, Saturday, March 11.** Attached is the agenda, last year's meeting minutes and a worksheet to complete prior to the session.
- 2. Plan NH Grant.** Without objection, I will be submitting the attached Plan NH Grant application that our Planning & Community Development Director has prepared. The focus of this Community Planning and Design Charette will be downtown, with a primary examination of the Plaza. If selected there will be a Grant match of \$5,000 as well as some in-kind cost.

Note: The Mayor has approved a non-meeting to discuss labor negotiation issues and strategy.

B. Attachments

- 1. Senator Watters Report.**
- 2. Eversource - Enhanced Tree Trimming (ETT) Program.**

**RESOLUTION NO. 31-17 TO AUTHORIZE THE CITY MANAGER TO AMEND THE
RENEWAL CABLE TELEVISION FRANCHISE AGREEMENT BETWEEN THE CITY OF
SOMERSWORTH AND COMCAST OF MAINE/NEW HAMPSHIRE, INC.**

Somersworth, NH

February 21, 2017

WHEREAS, Comcast of Maine/New Hampshire, Inc. is the duly authorized holder of a Renewal Cable Television Franchise to operate a cable television system in the City of Somersworth, New Hampshire pursuant to NH RSA 53-C, as amended, said Renewal Franchise having commenced on June 18th, 2013, and,

WHEREAS, Comcast of Maine/New Hampshire and the City of Somersworth wish to amend the Renewal Cable Television Franchise agreement, and,

WHEREAS, the Renewal Cable Television Franchise Agreement may be amended by written agreement following publication of the proposed amendment in a manner consistent with NH RSA Chapter 43, and,

WHEREAS, the City Council of the City of Somersworth as Franchising Authority is authorized to amend the Renewal Cable Television Franchise Agreement pursuant to RSA 53-C,

NOW THEREFORE, BE IT RESOLVED BY THE City Council of the City of Somersworth that the Renewal Cable Television agreement is hereby amended as follows:

Section 2.2, Term: is deleted and a new section 2.2 inserted as follows:

Term: The term of this non-exclusive Renewal Franchise shall be for a period of ten (10) years and shall commence on June 18, 2013 following the expiration of the current Franchise, and shall expire at midnight on June 17, 2023

Sponsored by Councilors

David A. Witham
Martin Pepin

Approved:

City Attorney

ORDINANCE NO. 9-17 AMENDING CHAPTER 32, WATER ORDINANCE, BY
AMENDING SECTION 16 TITLED "RATES, FEES, AND CHARGES".

Somersworth, NH
February 21, 2017

THE CITY OF SOMERSWORTH ORDAINS THAT the Ordinances of the City of Somersworth, as amended, be further amended as follows:

Amend Chapter 32, Section 16 Titled "Rates, Fees, and Charges", by adding the following to Section 16 1(a):

All water users will be charged at a rate of \$4.40 per 100 cubic feet of water used beginning July 1, 2017; \$4.71 per 100 cubic feet of water used beginning July 1, 2018; \$5.04 per 100 cubic feet of water used beginning July 1, 2019; \$5.40 per 100 cubic feet of water used beginning July 1, 2020;

This Ordinance will take effect upon its passage.

Sponsored by Councilors

David A. Witham
Dale R. Sprague
Martin Pepin

Approved:

City Attorney

Background: By passage of this Ordinance the City Council is increasing the Sewer Use Volume Charge 7% effective July 1, 2017, 7% effective July 1, 2018, 7% July 1, 2019, and 7% July 1, 2020.

ORDINANCE NO. 10-17 AMENDING CHAPTER 8A, SEWER ORDINANCE, BY
AMENDING SECTION 7. (B) TITLED "SEWER USE VOLUME CHARGES".

Somersworth, NH
February 21, 2017

THE CITY OF SOMERSWORTH ORDAINS THAT the Ordinances of the City of Somersworth, as amended, be further amended as follows:

Amend Chapter 8A, Section 7. (B) Titled "Sewer Use Volume Charges", by deleting it in its entirety and replacing it with the following:

All sewer users will be charged at a rate of \$6.05 per 100 cubic feet of water used beginning July 1, 2017; \$6.65 per 100 cubic feet of water used beginning July 1, 2018; \$7.32 per 100 cubic feet of water used beginning July 1, 2019; \$8.05 per 100 cubic feet of water used beginning July 1, 2020;

This Ordinance will take effect upon its passage.

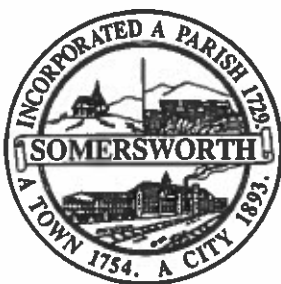
Sponsored by Councilors

David A. Witham
Dale R. Sprague
Martin Pepin

Approved:

City Attorney

Background: By passage of this Ordinance the City Council is increasing the Sewer Use Volume Charge 10% effective July 1, 2017, 10% effective July 1, 2018, 10% July 1, 2019, and 10% July 1, 2020.



MEMORANDUM

TO: Mayor Dana Hilliard and Members of the City Council

FROM: Robert M. Belmore, City Manager *RB*

CC: Department Heads

DATE: Friday, March 3, 2017

SUBJECT: City Council Goal Setting Session
Saturday, March 11
City Council Chambers

Attached is the previous Goal Setting Session minutes of March 12, 2016, as well as a worksheet for this year's March 11th Session.

8:30 a.m. Settle-in with coffee

9:00 a.m. Council Goal Session

- Carl Weber, Director of Member Services at Primex returns as our Session Facilitator.

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Somersworth will be a vibrant and highly sought after community in which to live, work, and play that celebrates its history, culture, diversity, and industrial roots.

Trust - With each other and with the community, being reciprocal in nature

Serve - Serving the public needs



City of Somersworth Goal Setting Report

Goals – *Qualitative statements* of what the City intends to accomplish over a period of years. These are “Big Picture” items vital to organizational success. *List the top three below.*

Strategic Objectives – Short and long-term *quantitative results* that directly support the goals. Objectives should be measurable, achievable, related to the key factors for success in the City, and consistent with the goals. Objectives describe **WHAT** the City of Somersworth wants to happen. *These will be developed at the facilitated session.*

Tactics – A number of related and reinforcing steps for accomplishing the City's objectives and goals. Tactics describe specifically **HOW** the goals and objectives will be met. *These remain for the City Manager, department heads, and staff to develop.*

List up to three **goals** that are essential to move the City forward, keeping in mind the definition above.

1) _____

2) _____

3) _____

Vision 2020

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Core Values

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City Council Meeting Minutes
March 12, 2016
2016-17 Goal Setting Session

Attendees- Mayor Dana Hilliard, Councilors present: Nancie Cameron, Jonathan McCallion, Dale Sprague, David Witham, Jennifer Soldati, Denis Messier, Martin Dumont, and Jessica Paradis.

Absent: Councilor Martin Pepin. Councilor Messier was excused at 10:00a.m.

City staff present- City Manager Robert Belmore, Director of Finance & Administration Scott Smith, Director of Public Works & Utilities Mike Bobinsky, Fire Chief Keith Hoyle, Police Chief Dean Crombie, Police Captain Russ Timmons, and Incoming Director of Planning & Community Development Shanna Saunders.

Others present: Facilitator Carl Weber, PRIMEX Director of Members Services; and Judi Currie, Fosters Newspaper reporter.

Folks started to gather for coffee and breakfast at 8:30a.m.

The Meeting was called to order at 8:50 a.m.

The Facilitator's summary report of the session is attached.

The Goal Setting Session adjourned at 11:10 a.m.

Councilors McCallion, Dumont, Paradis, and Cameron met with the City's IT Service provider Steve Gagnon of Backbay network in the executive conference room to discuss the Council's use of iPads. Director Smith was present. Councilor Witham and Manager Belmore were present for part of the discussion.

Respectfully submitted,

Robert M. Belmore
City Manager

March 30, 2015



City of Somersworth
New Hampshire

Goal Setting Facilitated Meeting

March 12, 2016

Primex⁸³
NH Public Risk Management Exchange

Center for
Public Sector
Advancement

Promoting Excellence in the Public Sector



City of Somersworth Goal Setting Report

Attendees

Mayor and Council

Dana S. Hilliard, Mayor

Jennifer Soldati, City Councilor – Ward 2

Martin P. Dumont Sr., City Councilor – Ward 3

Jonathan McCallion, City Councilor – Ward 4

Denis Messier, City Councilor – Ward 5

Nancie Cameron, At-Large Councilor

Jessica Paradis, At-Large Councilor

David Witham, At-Large Councilor

Dale Sprague, At-Large Councilor

City Manager and Department Heads

Robert M. Belmore, City Manager

Scott Smith, Director of Finance & Administration

Michael Bobinsky, Director of Public Works & Utilities

Shanna Saunders, Incoming Director of Planning & Community Development

Dean Crombie, Police Chief

Keith Hoyle, Fire Chief

Russell Timmons, Police Captain

The session was facilitated by:

Carl Weber, Director of Member Services, Primex³

Purpose and Intended Results

The purpose of this goal setting session was to assist the Somersworth City Council, the City Manager and City department heads in establishing short- and long-term goals that will move the City's vision forward. The goals identified will become part of the Council and management staff's ongoing action plan moving forward.

Ground Rules

At the outset of the session, participants identified a list of ground rules that set the stage for how to proceed. Participants chose the following ground rules for themselves:

- Be Respectful / Cooperative
- Organized Order of Speaking
- Pay attention
- Have an Open Mind
- Be Engaged
- This is an important process, Department Heads should participate
- Be Productive
- Be Flexible
- All ideas are welcome/ No bad ideas

Vision 2020

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Core Values

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City of Somersworth Goal Setting Report

Brief Review of Somersworth's Vision 2020 and Core

The participants briefly reviewed the City's Vision 2020 and Core Values. These factors make up a lens through which goals and objectives can be evaluated and developed.

Vision 2020

Somersworth will be a vibrant and highly sought after community in which to live, work, and play that celebrates its history, culture, diversity, and industrial roots.

The following suggestions were developed to add to, or clarify the Vision 2020

Vision

Somersworth will be known for, or have the following attributes:

- Sustainable
- Quality Services / Education
- 21st Century Government
- Regionalization
- Partnership with schools

Participants also reviewed the Core Values and determined that they should remain as stated below:

Core Values

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Identification and Prioritization of Goals

Goals were defined as qualitative statements of what the City intends to accomplish over a period of years. These are "big picture" items vital to organizational success.

Participants were asked to share and discuss the various goals each person had for the City. (Most participants had already completed a pre-session assignment that asked them to identify three goals they felt were essential to move the City forward, so they had already identified numerous goals.) The participants each shared their goals (one at a time around the room).

As each goal was discussed, and described, the individual that shared the goal decided whether it was similar to, or different from, a previously stated goal. Similar goals were placed in the same "bucket," and at the end of the process, the group had created a total of five buckets, each with its own sub-goals or descriptions. After a short break, the groupings were examined and a few goals were moved to more applicable categories.



City of Somersworth Goal Setting Report

The categories were as follows:

1. Overall Service Delivery

- a. Regionalization of Services
- b. Forward (Moving Forward)
 - i. Government both city, school
 - ii. Citizens
- c. Greater Use of Technology
- d. Enhance Community Trust: Interaction, Accountability, All Lives Matter
- e. Community Center: A true community center
- f. Quality Schools: Funding Challenges, Improved & Maintained Facilities
- g. Expand departmental vision
- h. Enhance response to drug-related matters
- i. Well-developed recreational activities for all residents, not just kids
- j. Communication: Continued Improvement, Website, other venues

2. Roads and Infrastructure

- a. Implement Pavement Management Plan
(Everything under the road approach)
- b. Fund our road resurfacing program to be in an improving/sustainable direction. *(Tied to Image Category)*
- c. Pavement Plan adopted and implemented
- d. All sidewalks walkable
- e. Infrastructure and road improvements: Plans, Funding, Budget, Grants
- f. Infrastructure ongoing

3. Downtown Tax Increment Finance (TIF) District, Codes and Development

- a. A Place for all
- b. TIF District
- c. Help to complete Main Street, Phase 1, Phase 2
- d. Downtown Draw: We need a city center for our festivals; include green space and our waterway
- e. Major business development
- f. Main Street Redevelopment
- g. Progressive development plan implemented
- h. Start to develop a plan for development of the Somersworth Plaza
- i. Start to develop or investigate implementation of form-based codes
- j. Brentons Cleaners, proceeding with w/Cleanup/Brownfields site

4. Improve Overall City Image

- a. Internal / External Image
- b. Past / Present Image

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City of Somersworth Goal Setting Report

- c. Team both Internal and External
- d. Support for the Police Department and all emergency services (e.g. heroin epidemic)
- e. Community Image including: Hot spots, Urban decay, Increased Enforcement, Lower Crime
- f. Increasing value placed upon quality education to counteract any bad reputation our schools may have/had
- g. Continued quality education
- h. Main Street Blight
- i. Career development plans
- j. Tax rate management and control
- k. Providing quality community services, despite the tax cap

5. Sustainability both Environmental and Economic

- a. Herbicide / pesticide-free city
- b. Financial sustainability

Development of Strategic Objectives for Top Goals

Strategic Objectives were defined as short- and long-term quantitative results that directly support the goals. Objectives should be measurable, achievable, and consistent with the goals, and should also align with the City's overall vision, mission and core values. These objectives create the basis for an ongoing action plan going forward.

Participants were broken into groups, and each group was tasked with developing at least two strategic objectives to help the City achieve its goals. Each group was assigned to address one of the four broad goals listed above, the fifth goal (Sustainability) was not addressed since it needed additional consideration and elaboration before moving forward. Participants then returned to report their identified strategic objectives to the full group, and the full group had the opportunity to provide additional feedback and direction on the objectives. The strategic objectives for each goal were as follows:

GOAL: Overall Service Delivery

Strategic Objective 1: Adoption of regional administration of Fire by Tri City coalition

- a. Study of proposed regionalization by Tri City Fire Chiefs and City Managers, from May to Sept. 2016
- b. Proposal presented to Tri City Coalition by Sept. 2016
- c. Tri City Coalition debates; adopts proposal; forwards to three City Councils by Oct. 2016
- d. Tri City Councils debate and ratify proposal for FY 2018 during Nov. 2016 to Jan. 2017

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City of Somersworth Goal Setting Report

Strategic Objective 2: Community Center — The group realized that there are five existing community centers located in the schools: **Time frame immediate.**

- a. Including utilization of schools as part of the Mayor report
- b. Meetings with the Superintendent, City Manager, Mayor
- c. Develop Co-operative Services, 21st Century Vision

GOAL: Roads and Infrastructure

Strategic Objective 1: Complete Streets Approach, Holistic and includes the underlying infrastructure

- a. Adopt the 2016 Pavement Plan by April 30, 2016
- b. Develop a bond replacement strategy by September 2016
- c. Increase resurfacing budget beyond the current (\$150,000) for FY 2017

GOAL: Downtown Tax Increment Finance (TIF) District, Codes and Development

Strategic Objective 1: Create TIF District for Main Street area

- a. Funding proposed for FY 2017
- b. Determine scope to possibly include Somersworth Plaza
- c. Main Street redevelopment timeline
 - i. Creation 6-12 months
 - ii. Implementation 3-5 years

Strategic Objective 2: Create central gathering place

- a. Building or green space
- b. Development of plan 5 years
- c. Implementation 10 years

Strategic Objective 3: Downtown Draw, High Street to Market Street

- a. Ongoing timeframe

Strategic Objective 4: Brownfields: Brentons Cleaners

- a. Organization workshop scheduled April 2016
- b. Complete redevelopment and back on tax roll 1 to 5 years

Strategic Objective 5: Progressive Development Plan

- a. Form based codes: how and who? 1 to 5 year time-frame

GOAL: Improve Overall City Image: Improve our image with respect to our past, while moving forward improving the image by providing high quality education and community services, also taking into account the budgets of our residents.

Strategic Objective 1: Improving our external appearance

- a. Continued high code compliance issues (Immed Reports) taken care of to help stop blight.

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City of Somersworth Goal Setting Report

- b. Fund road program to a sustainable level that will repair crumbling infrastructure. (This year's budget / road program)
- c. Work more collaboratively with School Board and system. (New / Increased goal setting sessions with school)

Wrap-Up, Recap and Action Plan

The next step following this session will be for the City Manager, department heads, and City staff to work together to develop specific tactics for accomplishing the identified goals and objectives. Tactics describe specifically HOW the goals and objectives will be met.

Concluding Thoughts

Thank you again for the opportunity to participate in this important process. Primex³ appreciates the opportunity to provide assistance to members with goal setting, and to help governing bodies develop paths to achieve their visions. A forward-looking community that is deliberate, disciplined, and strategic in developing and accomplishing its goals illustrates how *"good management is good risk management."*

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Community Planning and Design Charrette

Checklist and sample schedule

Preparations:

- ☐ Secure location for event
 - ☐ Large, well-lit, with wall space for hanging plans, electrical outlets, internet access and with space for:
 - Listening sessions
 - “Stakeholder” – large group
 - Public: small group discussion (chairs in circles OR around tables, 6-8 per group)
 - Team to meet and brainstorm
 - Team to spread out and do the work on Saturday
- ☐ Overnight accommodations for 5 – 10, depending on team (Plan NH will not be able to confirm final number until about a week before)
- ☐ Marketing the event to the community – what works best?
 - Personal invitations to key community leaders AND naysayers
 - Suggestions: Article in local paper; notices in town event calendars, town committee meeting schedules, postcards to all households
- ☐ Secure donations of food
 - Lunch on Friday for Team
 - Water (it would be nice if this were in cups not bottled water), snacks (healthy) for team in afternoon
 - Community supper Friday evening: This is an opportunity for town residents to meet and brainstorm one-on-one with team members – it sometimes produces some great insights. Any other format that works for you is fine with us.
 - Breakfast Saturday AM – during team work session
 - Water, snacks AM and PM
 - Lunch on Saturday – during team work session

For event:

- ☐ Sign-in table for listening sessions, name tags & someone to staff the table
- ☐ Tables for the team to work at on Saturday
- ☐ For “stakeholder” session: chairs arranged in large circle
- ☐ Lots of chairs – arranged around tables in groups of 6-10 for public listening sessions/discussions
Obviously enough to seat whatever you anticipate for turnout
- ☐ Easels and flip charts – one for each listening group ideal
- ☐ Old photos of the project area and buildings

- ☐ Maps of the project area – tax maps, topography, wetlands/natural features, recent aerial photo: These should all be at the same scale – 1"=100' would be great. Topo with property lines, and air photo with property lines superimposed would be great if available. If town or regional planning does not have good air photos, NHDOT may. We should have two copies each of topo/property lines/air photos. *Note: team leader(s) will confirm exactly what maps will be needed.*
- ☐ Copies of relevant studies, reports, zoning ordinance, master plan, etc. that the team can refer to as they are working; recent traffic counts for main roads.
- ☐ Copy of your most recent Master Plan
- ☐ Do you have a videographer or photographer?

Sample Schedule (actual start and end times may vary)

Friday

- 10:30** Team gathers. Intro of Team members, review of project/challenge.
- 10:45 – 12:15** Walking or bus tour of target area, led by key town leaders/other stakeholders
- 12:15 – 1:15** Team lunch. *While townspeople are welcome to observe, this is team time.* Team leaders to review project once again, schedule, expectations (during charrette and post).
- 1:30 – 3:00** Team meets with town leaders and other stakeholders related to project/target area. This is a time to gather technical information and data pertinent to project.
- 3:30-5:00** **First Public Listening Session**
- 5:15-6:15** **Dinner (with town residents, if planned) – same location**
- 6:30-8:00** **Second Public Listening Session- same location**
- 8:00 -** Team (and interested townspeople) debrief and brainstorming.

Saturday

- 8:00 – 3:00** Breakfast; meet for brainstorming, develop recommendations
- Lunch (mid-day)**
- 2:00 or 2:30** Wrap up charrette work
- 3:00** Presentation to the community about what team saw and heard, recommendations.

SOMERSWORTH, NEW HAMPSHIRE

City of Somersworth
One Government Way
Somersworth, NH 03878



City Hall
603.692.4262
www.somersworth.com

March 7, 2017

Ms. Robin LeBlanc, Executive Director
Plan NH
PO Box 1105
Portsmouth NH 03802-1105

Dear Ms. LeBlanc:

The City of Somersworth is pleased to submit this Application for a Community Design Charrette. The future development of the City's Plaza property has long been part of the City's Master Plan. With recent upgrades to the downtown and the new energy that has been established, we want to engage the Community in examining this property and its' potential for redevelopment.

The City Council very much supports the submittal of this application and we look forward to working with the Plan NH staff on a Plaza Redevelopment Charette.

Sincerely,

Robert M. Belmore, ICMA-CM
City Manager

How would you describe the community project for which your group or town is asking Plan NH to provide planning assistance? Please provide any appropriate information about the site's or area's geographical location, limits, and historic significance, current uses or unique features. Please indicate who owns or controls the use of the project site or area. How would the project enhance the health and vitality of your community?

The City is asking Plan NH for support and assistance for a community-wide charrette for a property that we feel is crucial to the economic development of our downtown. The Somersworth Plaza is a classic “strip mall” property built in 1965, during urban renewal. In the 1965 era the automobile was considered the way of the future and thus urban design centered around the automobile. This resulted in a parking-lot-forward design, with immense amounts of pavement, and the building set nearly 225 feet from the main road – smack-dab in the middle in a downtown where the rest of the turn-of-the-century urban design is made up of storefronts immediately on the sidewalk. Please see attachment A, a plot plan of the Plaza Property.

In December 2000 the city invested in an upgrade of the façade, but that did little for the unit owners who suffer from the lack of visibility from the rest of walkable, Main Street. Several of the 7 single -story commercial units are unoccupied and the site includes a multi-family, multi-story residential portion with courtyard that instead of being a hip, urban oasis, consists of voucher-subsidized, badly-maintained housing units. Today, the commercial units are each individually owned under a condominium form of ownership yet the City has retained ownership of the façade and the parking lot. This site has 162 underutilized parking spaces, 25,980 sf of commercial space and 12,000 sf of residential space currently housing 21 one bedroom/studio apartments. The map in attachment B shows the walkable proximity of the property to Downtown Somersworth.

As you can see from the attached maps, the historic development pattern of Downtown is storefront units adjacent to the sidewalk with parking behind or on street. The 1960's auto-centric design of this plaza not only does not fit in with the character of the neighborhood but affects the vitality of the businesses in the Plaza itself. It also causes a break in the continuity of the Downtown commercial sector as it continues down Main Street.

What changes are occurring in your community that are having an impact on how you think about your future? How could this project address one or more of them?

The City recognizes that the Somersworth Plaza has a lot of economic potential, especially with the walkability to the Downtown. The City also recognizes that the redevelopment of the property could take several very different avenues, including a simple update of the existing structure and parking lot or the radically different redevelopment of the actual parking with structures to bring it back in line with the historically cited structures along Main and Market Streets.

The City has invested a substantial amount of resources in downtown infrastructure upgrades including the replacement and update of the downtown bridge between Somersworth and Berwick Maine, and a multi-year upgrade of streets, parking, bike lanes, sidewalks and landscaped areas in 2014 and 2015. The City has hired a new Code Officer to focus solely on property maintenance and just this past summer hired a dedicated laborer to maintain landscaping, trash, sidewalks and other public infrastructure downtown. Finally, the City has made several policy decisions to protect and enhance the downtown including keeping downtown within the City's Historic District in order to

protect and preserve the City's historic buildings, drafting a TIF ordinance to include the downtown area and adopting both 79E and ERZ to incentivize investment in the downtown commercial sector.

For these reasons there is a new energy in Somersworth's downtown. We have seen several new businesses move into storefront space. The dilapidated Riverfront Mills were recently renovated by Chinburg builders. We have been awarded a DES Brownfields Cleanup Grant for building removal and cleanup of a downtown parcel that has been of interest to investors for years and have been encouraged to submit an EPA grant for full cleanup of the soils on that same site. We have also started discussions with riverfront property owners, and the town of Berwick regarding the idea of a Riverwalk connecting to a recreational park approximately 0.75 miles from Downtown.

Your town has four distinct, yet inextricably-linked sectors: Social, economic, environmental and governance. What vision does your community have for each of these, and what kinds of recommendations (for the target area or project) coming from the charrette process could support these visions – as well as the Vision Statement that is in your current Master Plan?

The Somersworth Master Plan speaks specifically about the Downtown and more specifically about the Plaza; "Action item 1.12: Revitalization of the downtown Somersworth Plaza to encourage new buildings directly on Main Street that add a mix of retail, office and residential opportunities with building designs that are compatible with the historic character of Main Street."

The City has kept in mind social and economic factors in its recent downtown updates by allowing for multimodal use and gathering places in its urban land/street – scaping. The new ERZ, 79E and TIF incentives also speak to the economic factors at play downtown. The City has recently added a Low Impact Design (LID) portion to our zoning ordinance and has even more recently looked at stormwater upgrades to the Plaza parking lot. The River which has been hidden for so many years by dilapidated Mill buildings is now becoming more of a prominent force in the City as the Mill buildings are renovated and the discussion of an expanded Riverwalk gains momentum.

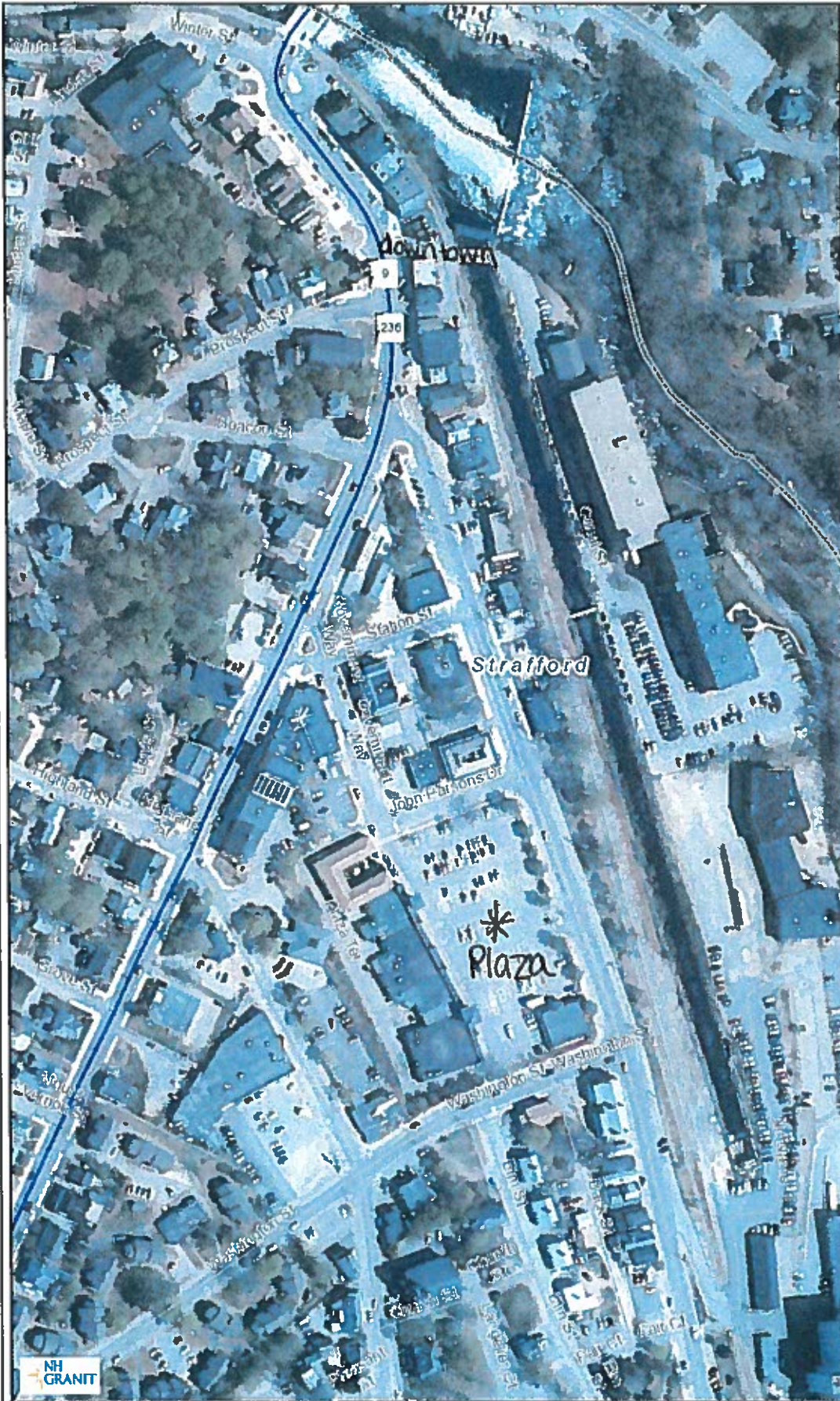
As you can see from the attached letter of support the governance of this City is in full support of this charrette and redevelopment of the parcel. The Economic Development Standing Committee (EDC) of the Council endorsed this proposal at their last EDC Meeting, as well.

Just as the four sectors (above) are interwoven, different sections of your community are also interrelated. Looking at your target area/project, what influence might it have on other parts of town, and how do other part of town affect this target area? Further, does this target area have any influence or impact on your bordering towns, or do they have any influence or impact on this target area/project or your town in general?

The Main Street/eastern High Street Downtown area of the City, where the Plaza is located is the Soul of the City. Whereas the busy commercial area of Route 108 and western High Street may be the heart of the community from which much of the tax revenue generates, the Downtown is the historic and economic center and certainly houses the soul of the City. The City refers to itself as the Hilltop City, and the residential Hilltop overlooks the Downtown. This area is where our City was originally settled and built, including the turn of the century mills along the river. Redevelopment of this property will feed and strengthen the pride of this City, its heritage and its downtown.

This area is a classic New England Downtown housing the Post Office, City Hall, Chamber of Commerce and many store and restaurant venues and the City has worked to maintain a Smart Growth philosophy with recent investments in infrastructure including sidewalks, bike lanes, landscaping and street furniture.

In addition, the railroad corridor is across Main Street from this site and there is the potential for a future depot should passenger rail ever get the support for expansion. There is an existing historic rail building downtown that has been repurposed for restaurant and retail. This site could easily tie into that theme.



Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads
- NH 2015 1-foot RGB

Map Scale

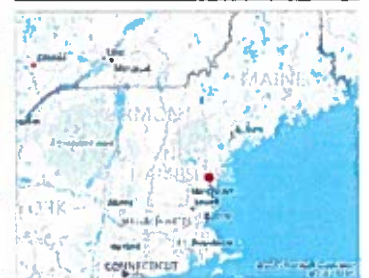
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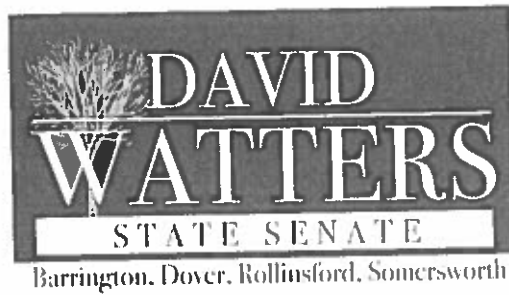
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Map Generated: 3/2/2017



Notes





A Report on the Start of the 2017 Senate Session

With a new legislature and governor, and big decisions looming on the budget, the opioid crisis, Medicaid expansion, and education, Concord is a busy place. Governor Sununu outlined his budget priorities, and the House and Senate will craft a budget over the next few months. Major investments to address the opioid crisis, services for the developmentally disabled, and all-day kindergarten are proposed. There are also controversial shifts in public education funding to private and religious schools, and no additional funding for the University System of New Hampshire. The biggest uncertainties for the budget are the fate of Medicaid expansion, which has provided coverage for 57,000 Granite Staters, and serves as the primary treatment for substance use disorders for 7,000 people, and of the Affordable Care Act enrollment of the 62,000 additional working people. If Washington eliminates the ACA, New Hampshire will face a budget crisis of hundreds of millions of dollars, loss of drug treatment, and nearly one of ten people losing health insurance. It is my hope that we can put aside partisan conflicts and find a New Hampshire solution to this and other budgetary challenges.

In the Senate, I continue to serve on the Education and Transportation Committees, and I have added the Capital Budget Committee this term. Jobs and economic development are central to the work on these committees, as well as to the roster of bills I am sponsoring or cosponsoring. Given the great need for workforce development in District 4 and across the state, I am bringing forward bills to support Career and Technical Education. One bill expands CTE access to sophomores. This will make it easier to complete pre-engineering and other programs, as well as open up senior year to internships and work experience. Another bill will create a tax-credit program for businesses and industries to integrate training experiences with CTEs and encourage students to explore employment with them. Businesses would receive a tax credit for donations of equipment, employee time, and funds to CTE renovations. A third bill will place school guidance counselors on CTE advisory committees so they can learn about area businesses and programs to better advise students about careers.

Workforce development and education are inseparable, and we know that outcomes are improved for students who have all-day kindergarten. My bill will provide full adequacy funding for the 104 districts and five charter schools offering full-day kindergarten. The state will pay its share and relieve the tax burden on municipalities. For example, Dover would receive \$642,000 in increased adequacy funding. Another way to help tax payers is school building aid, so I am cosponsoring a bill to restore this funding. I am supporting bills to reduce student debt, and I will fight for increased funding for USNH, as well as funding for a new biological sciences building at UNH. We can't support our economy without reducing student debt and increasing

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the capacity of STEM programs. I also support a bill for a capital budget fund for workforce housing, as well as efforts to reduce electricity costs and increase renewable energy.

A strong workforce is a healthy workforce, so I am sponsoring and cosponsoring bills to address mental health needs, increase support for the State Police's fight against drug dealers of opioids, particularly fentanyl, create a needle-exchange program, and make Medicaid expansion permanent.

The economy of District 4 depends as well on its transportation system, so I am closely monitoring the completion of the Little Bay Bridges project. I have argued for the past three years that we need all electronic tolling at Dover Point, so I have introduced the needed legislation to do this here and at two other facilities. The Department of Transportation, after additional study, now recommends the removal and replacement of the General Sullivan Bridge, in order to save taxpayer money and to finish the project sooner. On another transportation matter, I am honored to have introduced legislation to name the Rte. 9 bridge over the Bellamy Reservoir for WWII veteran Allyn Jennison, who was awarded two Purple Hearts.

In November, my Coastal Risk and Hazards Commission released its final report, Preparing New Hampshire for Projected Storm Surge, Sea-Level Rise, and Extreme Precipitation. The product of three years of work by a 37-member commission representing all coastal and Great Bay communities, state agencies, businesses, and legislators, it outlines prudent planning measures while providing tools and resources for coastal adaptation. I have introduced a bill to enable communities to use community revitalization tax incentives to encourage home-owners and businesses to ready properties for coastal risks. It is time now to plan for decades ahead so our economy and great way of life along the coast can be sustained.

Another environmental challenge is related to storm water regulations from the EPA. We need the best science to ensure unreasonable regulation does not stifle growth or burden taxpayers, given the great progress made on wastewater and storm water treatment by Dover and other communities around the Great Bay. My bills will expedite science and provide funding for water quality monitoring.

Finally, there are a number of bills addressing particular issues. At the request of Dover and other municipalities, I have introduced a bill to phase in the all-Veteran's property tax credit. Arising from my commission on historic burying grounds, my bill will create a state register to aid in the identification and preservation of this historic and cultural part of our landscape. I am cosponsoring several bills on health and safety, including a bill requested by Dover Youth to Youth to prevent smoking in a vehicle when a child is present. Other bills address funding the internet crimes against children task force, eliminating statutes of limitation on sexual assault, and protecting children from lead contamination in paint and water.

A full list of my bills, as well as all legislation, can be found on the Senate website, <http://www.gencourt.state.nh.us/Senate/Legislation.aspx>. Citizens are welcome to testify on all bills, and I invite constituents to call me at 969-9224 or email at david.watters@leg.state.nh.us.