

Somersworth Hilltop Commission

Draft Minutes

June 8, 2016

MEMBERS PRESENT: Marty Dumont, City Manager Bob Belmore, City Finance Director Scott Smith, State of NH Department of Resources Peter Michaud, Chris Smith, Madeline DeSantis, Sarah McGraw, Chair Councilor Martin Dumont

Marty Dumont called the meeting to order at 6:00 pm in the council chambers on the above date.

**1. Approval of minutes from 5/5/16**

*A Motion to approve the minutes of 5/5/16 was made by Madeline DeSantis second by Peter Michaud **VOTE: Unanimous.***

**2. Update of Matrix-Peter Michaud**

Peter Michaud reported that he rearranged the matrix so that the possible options were out of consideration were shaded a darker color.

**3. Approach to Utilization**

Bob Belmore reported that a developer had expressed interested in acquiring the Hilltop School for high end apartments. There has not been further discussion with the developer on the details but simply an interest. Bob Belmore stated that the town is going to wait to see what the Hilltop Commission will propose for options. The City will continue to look for other interests and put forth a request for proposal (RFP). The last RFP for the Hilltop School was in 2011.

Peter Michaud said that after looking at other rehab projects, the Hilltop School is not a straightforward project and may be expensive. He added as for a return on investment, anything other than residential would be hard to do. For a high end apartment scenario, the City would recommend standards and award points towards a proposal to develop the property including a plan to include public space. Peter Michaud suggested further exploration before settling on a developer. He added that the structure of the RFP can be used as an aid to developers. Decision making needs to happen between now and the RFP. Peter Michaud suggested exploring the potential to create property recommendations to benefit the City.

Bob Belmore asked Peter Michaud if he had come across similar proposals in his work? Peter Michaud said some types of projects resulted in traffic and parking improvements such as projects in Dover, Portsmouth and Concord. Councilor Marty Dumont asked if Peter Michaud could prepare a power point presentation bringing City Council up to date. The Commission decided to schedule a workshop to nail down the details of the matrix and invite City staff members. The workshop is scheduled for Tuesday, June 21, at 8:00 am at City Hall, inviting the Town Planner and Public Works Director.

The power point presentation will be held at the July City Council meeting. Sarah McGraw asked what the Friends of Somersworth could do during this time. Peter Michaud said that the FOS could focus on outreach to the Hill Top community to gain support. Madeline DeSantis stated that she sees a positive outcome with the development of the school.

#### **4. Adjourn**

*Town Manager, Bob Belmore moved to adjourn the meeting, second by Councilor Marty Dumont.*

**VOTE:** *Unanimous.* The meeting was adjourned at 6:23 pm.

Minutes submitted by

Sarah McGraw