

Economic Development Committee
October 22, 2020
Field Trip to 1453 NH-9, Spofford

Present: Ron Rzasa (Chair), Fran Shippee (BOS Representative), John Pieper, & Faith Mba

Guests: Jeff Scott

Assembled: 4:33PM with masks and social distancing

1. The group assembled and walked part of the 28-acre site to see what potential it may have for further commercial development. It contains a large commercial building and two residences. The buildings are located behind a wooded area and not readily seen from any road. The developed portions of the property back up onto the Pine Grove Springs Golf Course with the other sides wooded. There are two entrances (one gated off). It appears the commercial building is quite extensive with an adjacent, large, level field. One part of the commercial building is two stories high with an attached one-story building that includes a large garage like section. It is possible that the building could be converted into a distribution center.
2. Comments: The area's lack of visibility from the road would allow any commercial operation to be hidden and thus keep within the character of the town. Because traffic will be entering and exiting across from Big Deal, a turning lane may be required. Zoning designation at present is unknown, it may be grandfathered in a residential zone. If it is not in a commercial zone, it is important that a change be made by the first week in January. It is highly recommended that a professional planner presents the owner's request to the planning/zoning board. Faith will relay these comments to the new owner.

Members dispersed at 5:55PM to continue meeting via zoom

Respectfully Submitted by,
Donna Roscoe, Secretary
October 23, 2020