

Noble Farm Planning Board Subcommittee Update June 29, 2010

Meeting Agenda

1. Review information gathered
2. Develop criteria on which to consider ideas
3. Begin examining ideas against the criteria

Review of the process

- Three public “Idea Generation Meetings”
- Committee to discuss ideas
- Identify pros and cons of each idea
- Develop several plans
- Public meetings to respond to plan ideas--in Sept
- Committee will modify plans
- Present plans to Selectboard in October

Information Gathered at the Three Public Meetings to Gather Ideas

Suggested Points to Consider:

- Find out what is practical for the site
- Zero cost to the town if it were conservation land
- Consider this property in relation to the overall vision of the whole town and think about how this land will fit in.
- Wells would provide a future water supply for the town
- Should get an engineering study before we determine what can be done
- Selectboard need to bring this to the townspeople for vote and should not make this decision themselves

Concerns Expressed (point of concern has been bolded)

- Would like a **buffer** around property
- **Liability** concerns for the town
- People are concerned what is going to be in their **backyard**
- Don't want a **walmart** in their back yard
- Increase in **traffic** off of Route 155
- There is no access into the project from route 125
- Water usage for the abutting properties
- Concern of **property taxes** if is residential
- Dam is a concern--is **dam safe**?
- Be careful of **wildlife** that is out there
- Endangered species
- **Pollution** of the water and pollution in general

- How many people live in a one-mile radius of the project including the town of Epping for potential **commercial** use
- Does not want to be a continuation of Epping
- It would take lots of **money to fix it up**, so make it as rural as you can
- Possible **contaminated** material on and/or dumped on site
- Study shows that growth is down in NH so what is done we will have to pay for it
- Doesn't want to deplete **neighbors' water supply**
- Keep it for the town to use for **future water**
- Commercial site will increase the **traffic** in Riverside Farm Drive where numerous children live

Ideas Given at the meetings (re-grouped by topic for discussion)

Recreation

- Disk golf course (15-20 acres, can be multi-use land)
- Golf course
- Athletic fields for the school district (lease land to school district)
- Athletic fields for the town
- Bike riding
- Trails
- Running track etc. --ideal as it is flat
- Mountain bike park/dirt bike park and charge for it
- Equine trails
- Town fair grounds

Residential

- Residents over 55
- Green housing development
- Low income over 55 housing park
- Expand Thurston Woods into development using the paper road
- Affordable housing to encourage young people to move into the community
- Housing for elderly, graduated care assistant care/nursing home (no kids in district)

Mixed use residential and light commercial

- Cluster development with light retail
- Cluster development with light retail for the over 55 age group
Include essential offices: doctor, dentist, hairdresser, small grocery/market
- Phase development with mixed uses

Commercial/Industrial

- Light industrial but access is not that good, possibly Lindt Chocolate Factory type industry

- Build a municipal bottled water plant lease it and ask for penny a gallon—minimal traffic
- Wildlife encounters/adventures/ zoo

Energy producing: wind mill/wind farm, solar farm

Agriculture

- Community farm
- Hydroponics
- Green houses
- Privately owned and operated
- Community owned and operated
- Regional farmers/growers cooperative marketplace with spaced leased for growers
- Moss farm
- See if UNH would like to purchase for agriculture use

Rock use

- Quarry the rock and sell it
- A rock quarry experience for kids

Pond

- Enlarge the pond
- Future water for the town water authority (using wells on the property)
- Community ice skating on the pond
- Keep wells for town water
- Public pond access to be able to fish etc.
- Use pond for swimming
- Make the pond safe so the kids can play

Leave land alone

- Keep as is, keep it as open space
- Keep it green and rural & quiet in nature
- Conservation easement

General Ideas

Anything as long as you keep it rural

Something that will generate tax income for the Town. Example ball field

Sell the property

Sell to highest bidder for mixed use to generate revenue for the town

Sell it and use the money to build the library

Pros and Cons identified during public discussions

- Mixed use should be considered to help with tax burden
- If we “mix use” the property, it will reduce the number of children in the residential development
- Town shouldn’t lose the opportunity to reduce the carbon footprint as a town
- If we lease it to the school, it will still cost the tax payers money since we pay for the school
- Property is loaded with invasive plant species
Interesting and rare habitat due to the invasive species that are there
This is cotton-tail/rabbit habitat
Microbe habitat
- Mixed use should be considered to help with tax burden
- If we “mix use” the property, it will reduce the number of children in the residential development
- Town shouldn’t lose the opportunity to reduce the carbon footprint as a town

Criteria on which the committee have selected to rate each idea

- Maximize revenue to the town
- Maximize environmental/natural resources benefit/value
- Create local jobs
- Provide local benefit/services/products
- Be compatible with neighborhood
- Be economically viable
- Maintain historical heritage
- Develop recreational facilities
- Maintain & preserve rural & agricultural land

Next committee meeting:

August 16, 2010 at 7:00 at the Town Hall Annex