

Meeting of the EDD Board of Directors

Friday, November 21, 2025 9:00 – 10:30 AM

Hybrid Meeting (Conference Rm 1A, SRPC Office & via Zoom)

In accordance with RSA 91:A, the Commission requires an in-person quorum. So long as an in-person quorum, Commissioners may participate virtually. Guests may attend the meeting virtually or at the SRPC Office. All participants, both in-person and virtual, can communicate contemporaneously.

Meeting URL: <https://us02web.zoom.us/j/85802372877>

Meeting ID: 858 0237 2877

Telephone-only Access: +1 646 558 8656

These instructions have also been provided at www.strafford.org. If anybody is unable to access the meeting, please email mtaylorfetter@straaffordrpcnh.gov or call 603-994-3500 (x115).

Agenda Item	Time	Pre-Meeting Notes
1) Introductions	9:00-9:05	
2) Commissioner Roundtable	9:05-9:15	Updates from your community
3) Discussion Items a. January Legislative Forum Colin Lentz, Principal Transportation Planner	9:15-9:25	Come with thoughts on format and discussion points for an upcoming forum with legislators from our region.
4) Discussion Items a. CEDS Workshop Mike Polizzotti, Sr. Econ. Dev. Planner Natalie Gemma, Sr. Regional Planner	9:25-10:20	See materials included in packet and the 2021-2025 CEDS
5) Other Business	10:20-10:25	
6) Citizens Forum	10:25-10:30	
7) Adjourn	10:30	

Reasonable accommodations for people with disabilities are available upon request. Include a detailed description of the accommodation you will need along with your contact info. Please make your request as early as possible; allowing at least 5 days advance notice. Last minute requests will be accepted but may be impossible to fill. Please call (603) 994-3500 or email info@straaffordrpcnh.gov



RULES OF PROCEDURE

*Strafford Regional Planning Commission
Strafford Metropolitan Planning Organization, and
Strafford Economic Development District*

Meeting Etiquette

Be present at the scheduled start of the meeting.

Be respectful of the views of others.

Ensure that only one person talks at a time. Raising your hand to be recognized by the chair or facilitator is good practice.

Do not interrupt others or start talking before someone finishes.

Do not engage in cross talk.

Avoid individual discussions in small groups during the meeting. When one person speaks, others should listen.

Active participation is encouraged from all members.

When speaking, participants should adhere to topics of discussion directly related to agenda items.

When speaking, individuals should be brief and concise when speaking.

The Strafford Regional Planning Commission & Metropolitan Planning Organization holds both public meetings and public hearings.

For public meetings, guests are welcome to observe, but should follow proper meeting etiquette allowing the meeting to proceed uninterrupted. Members of the public who wish to be involved and heard should use venues such as Citizen Forum, Public Hearings, Public Comment Periods, outreach events, seminars, workshops, listening sessions, etc.

STRAFFORD

Regional Planning Commission

DATE: November 14, 2025

TO: SRPC Commissioners

FROM: Jen Czysz, Executive Director
Colin Lentz, Principal Transportation Planner
Mike Polizzotti, Senior Economic Development Planner

RE: November 21, 2025 Meeting Discussion Items & Upcoming Meeting Schedule

2021-2026 CEDS Feedback Workshop

As the 2021-2025 Comprehensive Economic Development Strategy (CEDS) for the Strafford Economic Development District closes, we are beginning work on the development of the 2026-2030 CEDS. During this Strafford Economic Development District Board of Directors meeting, we will solicit feedback on the CEDS themes and lenses that were prioritized in the 2021-2025 CEDS and brainstorm themes for the upcoming 2026-2030 CEDS. We appreciate your participation in the activities and conversations at this upcoming meeting.

Please come prepared to discuss any perspectives or insights you may have. Please take a moment to review [the 2021-2025 CEDS](#) before the meeting. For convenience, the 2021-2025 CEDS themes with a brief description for each are included below. Additionally, included in the meeting packet is a summary of preliminary findings from a SOAR (Strengths, Opportunities, Aspirations, Results) activity focused on regional economic development that was hosted on April 11, 2025. These findings will support the creation of the 2026-2030 CEDS as well.

It is likely that several of the existing themes may be brought forward into the 2026-2030 CEDS, but there will be opportunity to incorporate new themes, and reorganize or consolidate foci areas as well.

2021-2025 CEDS Themes:

- **Economic Growth** - Promote the economic success of our region, including overall employment, business growth, and business expansion.
- **Business Operations** - Understand how changing workplace dynamics like telework, flexible scheduling, supply chains, and industry clusters will impact our region.
- **Housing** - Assure that our region has available, affordable, and quality housing to attract and retain a qualified workforce and for attracting new businesses.
- **Infrastructure** - Plan and advocate for physical improvements such as water, sewer, utilities, and broadband that are resilient and responsive to our region's needs.

STRAFFORD REGIONAL PLANNING COMMISSION

150 Wakefield Street, Suite 12, Rochester, New Hampshire 03867

Barrington | Brookfield | Dover | Durham | Farmington | Lee | Madbury | Middleton | Milton | New Durham
Newmarket | Northwood | Nottingham | Rochester | Rollinsford | Somersworth | Strafford | Wakefield



- **Mobility and Accessibility** – Encourage community development that creates a high-quality experience of being in and moving around our communities for people of all ages and abilities, and for all modes of transportation.
- **Age Friendliness** – Promote community development that is responsive to residents of all ages and abilities to allow the growing population of older residents to remain in our region as they age while also attracting and supporting younger families with school-aged children.
- **Workforce and Education** – Understand the strengths of our region’s workforce and encourage opportunities for all residents to access the education, training, or re-training that they need to pursue their careers in a dynamic job market. Promote educational environments that are sources of entrepreneurs, start-up businesses, and new intellectual property.
- **Community Vibrancy** – Consider the strengths of our region and communities that make them attractive to businesses, residents, and visitors, including downtowns and the built environment; natural resources; tourism attractors; and local recreation and entertainment.
- **Childcare** – Assure that our region has an adequate supply of affordable and quality childcare to support our workforce and prepare our children for the future.

Draft Schedule of Upcoming Meetings (subject to change)

Monthly Meetings: 3rd Friday of the month, 9-10:30 AM, SRPC Office, Conf. Room 1A

Quarterly Field Trips: Thursdays, 3:45-5:30 PM, in Sept., Dec., Feb., and Jun.

Date	Location	Program*	Tentative Agenda Items
Thu. Dec. 11, 2025 3:45-5:30 PM	SRPC	All	<ul style="list-style-type: none"> • Commissioner 1-on-1 event (small conversations among commissioners and staff)
Fri. Dec. 19, 2025 9-10:30 AM	SRPC	RPC	<ul style="list-style-type: none"> • SRPC Projects Highlights – Round Robin of Staff Presentations • Join us after the meeting for the 2nd Annual Holiday Bake Off
Fri. Jan. 16, 2025 9-10:30 AM	TBD	All	<ul style="list-style-type: none"> • Legislative Forum – in lieu of the regular monthly meeting, we will host a forum with legislators from our region. The goal is to provide an opportunity for dialogue around planning topics of importance to our communities – transportation, land use practice, economic development, and housing – as well as gain insight into the upcoming legislative session.

The goal of one of the activities from this workshop was to identify the **Strengths, Opportunities, Aspirations, and Results (SOAR)** related to economic development and economic well-being in the region. Below is a summary of the results:

Strengths

- Participants talked at length about attributes that the region has, the expertise that individuals and groups in the region have in terms of collective knowledge, physical assets, and more.
 - The SEDS group
 - The growth that the whole region is experiencing, as something that can be leveraged
 - Quality of life in the region, access to natural resources, industry, the ocean, cities, etc.
 - Great Bay as a natural, cultural, and recreational asset
 - Key transportation corridors including highways, rail, and bus service
 - Strong sense of community and safety in many places throughout the region
 - Large employers within the region or nearby
 - UNH and GBCC within/in close proximity
 - Strong and accountable governance in communities throughout the region
 - Small businesses in the region
 - Downtowns and culture

Opportunities

- Many of the opportunities that participants described included the need to better leverage the limited space our region has, while ensuring that our existing infrastructure is put to best use and people throughout the region are supported
 - Need to make land more available for a variety of housing types beyond SFH – there are significant workforce and economic development impacts to the housing supply constraint
 - Redevelop or adapt the use of existing underutilized structures and properties in the region to support housing AND small businesses
 - Small businesses generally could use more support in the region, a lot of great organizations and resources exist, but what are the better ways to connect them to small businesses?
 - Areas with redevelopment potential/additional development potential – GBCC at Pease, Lilac Mall, Liberty in Dover, GE/Alcara in Somersworth
 - Opportunities for more networking and connection with SBDC
 - The trend towards the consolidation in healthcare services is something that is viewed as a negative by some participants, and perhaps opportunities exist to mitigate this

Aspirations

- Participants discussed their high-level aspirations for the region, both directly and indirectly connected to Economic Development
 - Stronger levels of civic engagement in communities, especially in smaller communities – more community involvement
 - Housing needs are met in the region (big one)
 - Accessible healthcare, especially in the northern and more rural parts of the region
 - Better and stronger connections between recreational areas and community centers as a way to promote stewardship, recreation, and economic development and vibrancy in community centers
 - Economic development staff in smaller communities to advocate for and facilitate initiatives in towns, across municipal borders, and throughout the region as a whole
 - Revived local journalism – community engagement and accountability
 - Childcare needs being met
 - Communication channels between towns throughout the region and better communication channels to residents, business owners, etc.

Results

- Participants discussed a range of results for the region, building off of the conversations throughout this activity
 - A region where recreational and natural areas are well connected, preserved, stewarded, and respected – drawing visitors and residents. Connections to town centers for commerce.
 - Economic Development Circuit Rider
 - Public Information Officers in communities
 - Affordable housing that meets needs and preferences
 - Infrastructure improvements
 - Greater participation at public meetings and within municipal and regional governance
 - Enough affordable childcare