

FALL | 2023

# FARMINGTON

ECONOMIC DEVELOPMENT  
Quarterly E-Newsletter

## IN THE SPOTLIGHT

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- Cardinal's Farmhouse Sampler

## IN THE COMMUNITY

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- Business Resources



Our goal is to provide useful information to existing and potential business owners and the community as a whole while keeping residents connected with various local happenings. This quarterly publication will be sent out via email and posted to the Economic Development Committee's webpage. Sign up [HERE](#) to receive a newsletter via email!

-The Farmington Economic Development Committee

Above photo: View of Hussey Mountain from top of Leary Field and Forest hiking trail, off Hornetown Road, Farmington, NH.



## *Farmington Awarded Funding to Investigate Housing and Economic Development Opportunities Along Route 11*

New Hampshire Housing, which is a self-supporting public corporation that promotes, finances, and supports housing solutions, says that the current lack of available housing is one of the most multi-faceted and challenging topics faced by the state. To gain a better understanding of what this means, the nine regional planning commissions in the state, along with New Hampshire Housing and the New Hampshire Office of Planning and Development, developed a statewide housing needs assessment, as well as individual housing needs assessments for each region. The regional assessments evaluated current, local, and regional data, and projected future needs of residents of all income levels and ages.

The 2023 Regional Housing Needs Assessment for the Strafford region, predicts that 9,520 new housing units (ownership and rental) are needed by 2040 to accommodate projected population and employment growth. Furthermore, it is estimated that nearly half of all housing production should be affordable to households with incomes at or below the NH workforce housing income standards. In Farmington, it is estimated that the Town needs 412 new housing units, not including an additional 20 units at minimum that need to be replaced due to poor condition, by 2040.

Over the past several years, the Town has taken several steps to address this issue, including increasing the maximum new net residential density in the Village Center District, allowing for rear lot subdivisions, and removing administrative barriers for accessory dwelling units. More recently, the Town received a grant to hire a housing navigator to create a request for proposals to redevelop the former fire station lot, perform a regulatory audit on the urban and suburban residential districts, and conduct outreach and engagement activities. Additionally, the housing navigator was asked to apply for funding through the InvestNH program to better understand existing challenges with those areas in Town that are not being utilized to their full potential, including several large, undeveloped parcels along Route 11.

In spring 2023, Farmington received an InvestNH Housing Opportunities Program Grant to complete a corridor study along Route 11. The Town hired Strafford Regional Planning Commission (SRPC) to work with Resilience Planning & Design, RKG Associates, and Fougere Planning and Development to conduct a comprehensive audit, identify barriers, and make recommendations for any necessary regulatory changes. Along with the audit they will conduct a land use needs assessment which will include:

- A GIS (Geographic Information Systems) analysis of the corridor and adjacent parcels;
- Opportunities for natural resource and/or recreation connections;
- Access management and other transportation considerations;
- Infrastructure connections and improvements; and
- Zoning and other regulatory update recommendations.

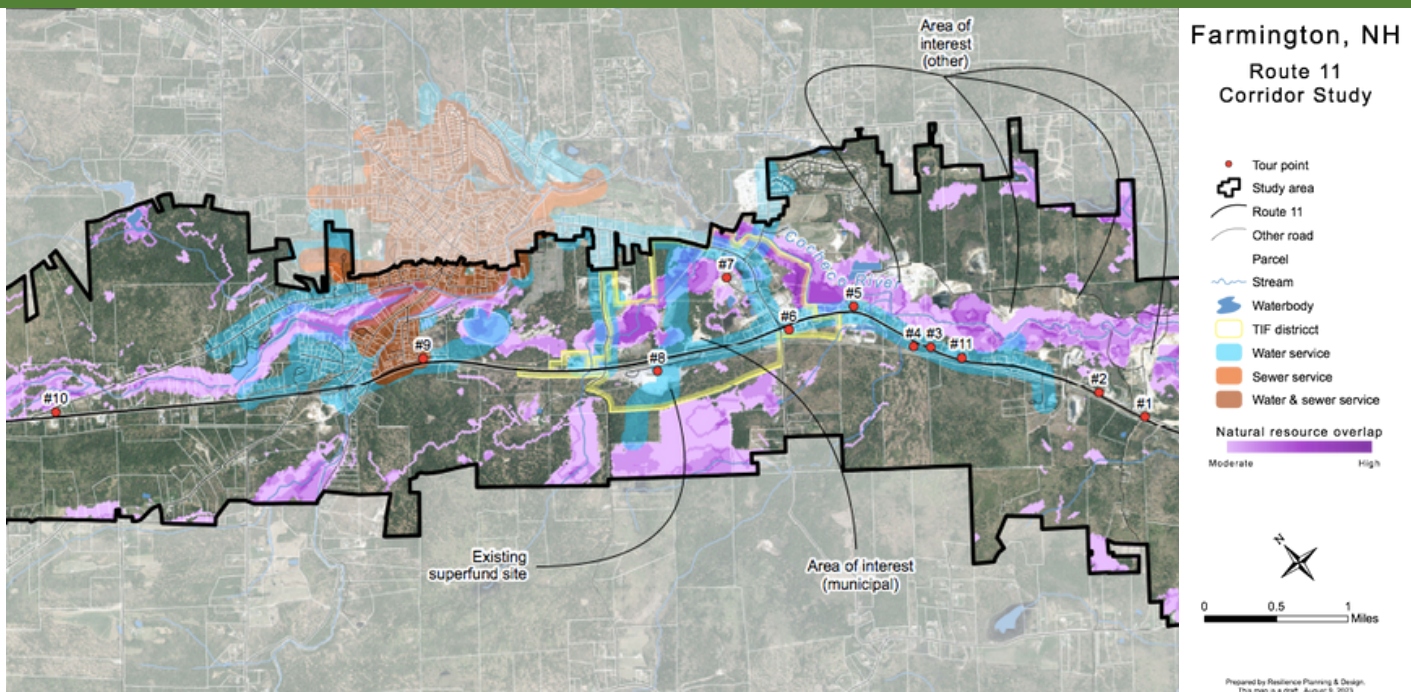
The development of an existing conditions report will include a visual representation of the Route 11 corridor, with a final report describing an overview of the potential outcomes of different housing types appropriate for the Farmington area.

The project kicked off on Wednesday, August 9th where Farmington’s Director of Planning and Community Development, Kyle Pimental, led a driving tour along Route 11 with SRPC staff and consultants to discuss some of the challenges and opportunities to consider as the project gets underway. The tour included ten stops that allowed the consultants to explore current land uses, zoning, proposed developments, and opportunities for growth.

Community engagement is an important component of this project. The SRPC will work with the consultants to conduct a survey, provide monthly Planning Board updates on the project, and conduct several timely workshops with the Planning Board at key intervals.

**CALL TO ACTION: We would love your feedback! Please take this short, 5-minute survey to tell us what you think about land uses (current and future) along Route 11 by October 8: <https://buff.ly/48ibINS>.**

**For more information and to stay up to speed on this project, visit the SRPC project page: <https://straftord.org/projects/farmington-route11-corridor-study/>. You can also follow SRPC on [Facebook](#) and [LinkedIn](#) to stay up-to-date! Follow the Farmington Economic Development on [Facebook](#) for local updates too!**



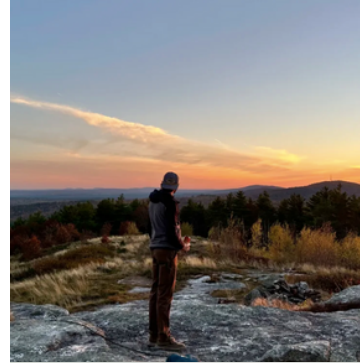
# Farmington Business Spotlight

## Hussey Mountain Tree Farm

Hussey Mountain Tree Farm offers camping at their private Tree Farm, Conservation and Recreation Area. Established in 2004, they reside on an 87 acre ATFS certified Tree Farm located in the Blue Hills Range in the foothills of New Hampshire's White Mountains.



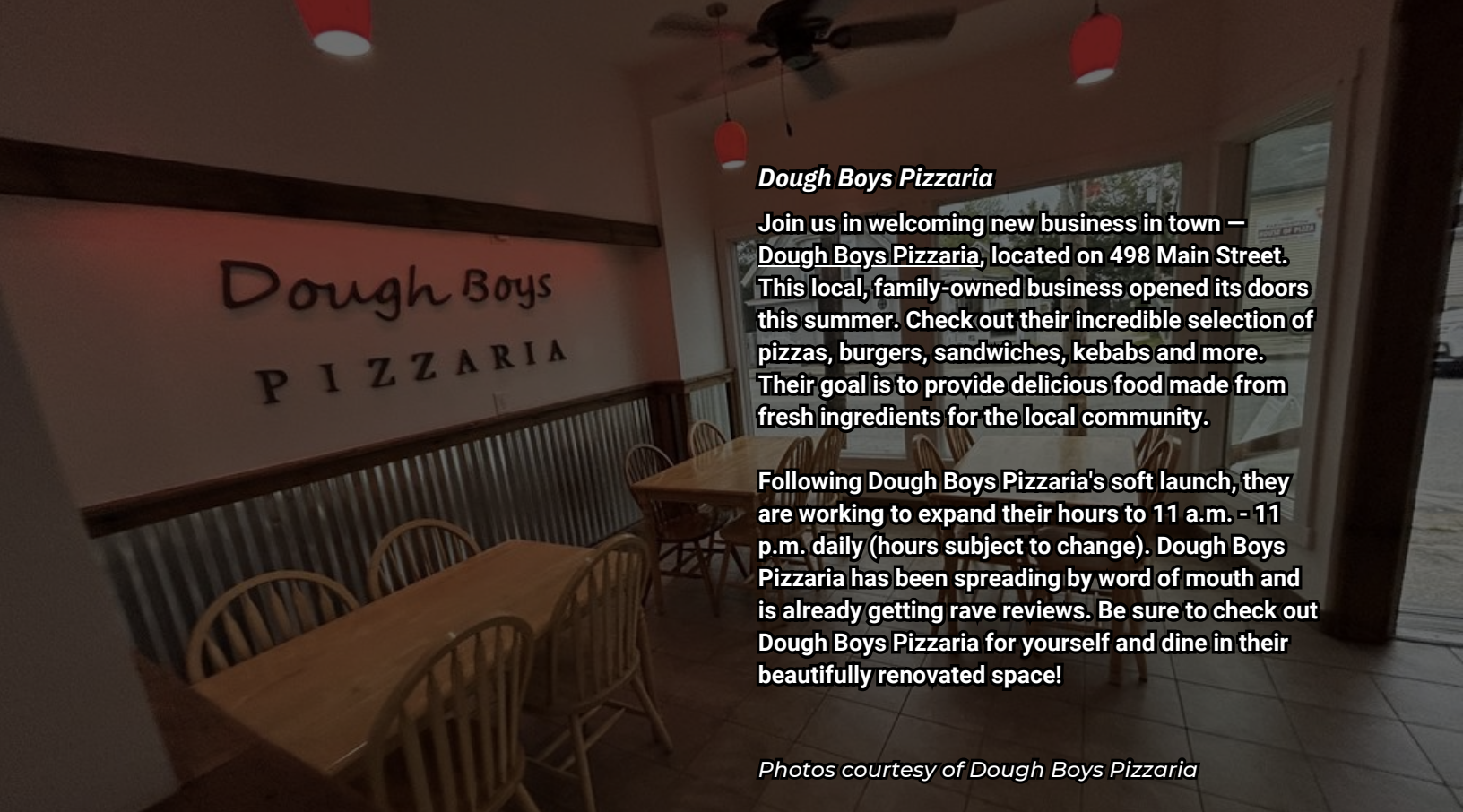
After a busy summer, they are wrapping up the Fall camping season. Guests can choose from one of three unique sites to best fit their camping needs, or book all three to reserve the entire property. They also specialize in hosting retreats and events. Reach out if you are interested in utilizing the mountain for your function. The Farm spans the northerly side of Hussey Mountain from the base to the summit. Guests are provided with private access to several miles of multi-use nature trails, multiple scenic lookouts, a three acre PYO blueberry maze, a dock on their private eight acre pond with available boat rentals. On weekends, access to our abutting partner farm for educational tours, fresh organic produce, or plan an evening to have us host your group for private dinners and functions in our outdoor dining area surrounded by botanical gardens. At the common area located at the base of the mountain guests are provided with a portable toilet, outdoor shower, garden hose for washing, a power strip for charging devices, spigot with potable water for filling containers. Things to do on the mountain:



- **SPRING-FALL:** Hiking on several miles of maintained nature trails marked with clear signage for easy day/night navigation. Relaxing/taking in the scenery from several scenic lookouts located on and around the mountain's summit; combined they provide a 360-degree view spanning the NH and ME Seacoast, the White Mountains, and Green Mountains of VT. Fishing, paddling, swimming, or relaxing on our dock. Bird and wildlife watching, berry picking, stargazing and leaf peeping. This is a place you can easily spend a few days and keep busy!
- **WINTER:** Offers the only private ski area in New England accessed by either uphill travel or snowmobile lift service. With snow, their unique network of forestry trails and glades are transformed into downhill ski and snowboard runs, snowshoe routes, and fatbike trails. Site 1 Base Camp becomes a ski-in, ski-out and is our only available site during ski season. Booking Base Camp provides guests with exclusive private access to the mountain and all of the ski/snowboard/snowshoe/fatbike terrain via groomed uphill routes; one of which begins right out of the campsite. That said, if you're looking to venture off-mountain and explore they're conveniently located only 7 minutes off Exit 14, NH Route 16 N.



Images courtesy of Hussey Mountain Tree Farm



### ***Dough Boys Pizzeria***

Join us in welcoming new business in town – Dough Boys Pizzeria, located on 498 Main Street. This local, family-owned business opened its doors this summer. Check out their incredible selection of pizzas, burgers, sandwiches, kebabs and more. Their goal is to provide delicious food made from fresh ingredients for the local community.

Following Dough Boys Pizzeria's soft launch, they are working to expand their hours to 11 a.m. - 11 p.m. daily (hours subject to change). Dough Boys Pizzeria has been spreading by word of mouth and is already getting rave reviews. Be sure to check out Dough Boys Pizzeria for yourself and dine in their beautifully renovated space!

*Photos courtesy of Dough Boys Pizzeria*



### ***Cardinal's Farmhouse Sampler***

Cardinal's Farmhouse Sampler is a long beloved 15 room gift shop and farm conveniently located at 203 NH Route 11, in Farmington, New Hampshire.

Pal Cardinal has owned and operated this business for 41 years. Their hours are Fridays and Saturdays from 12 p.m. - 5 p.m. and Sundays 12 p.m. - 4 p.m. and open weekdays by appointment.

Their shop is housed in a 1781 Colonial building that features about 15 rooms filled to the brim of fine gifts, unique home and garden decor.

Cardinal's Farmhouse Sampler is also a farm that specializes in designer daylilies, perennials and Belgian mums. This Fall check out their incredible selection of mums and gift shop. Be sure to come back for your holiday shopping needs!

*Photos courtesy of Cardinal's Farmhouse Sampler*

## FARMINGTON ECONOMIC REVITALIZATION ZONE WORKSHOP

Hosted in collaboration with the [Strafford Regional Planning Commission](#), [Farmington Economic Development Committee](#), and the [Business and Economic Affairs](#).

Event Date: Wednesday, October 25th from 5:30 p.m. to 7 p.m.

Join us for this virtual webinar where we'll be discussing the Farmington Economic Revitalization Zone application process and benefits. Bridgett Beckwith, Tax Incentive Program Manager for the State of New Hampshire's Business and Economic Affairs Division of Economic Development will be presenting and answering questions from attendees. Farmington has incentives for economic development efforts. Economic Revitalization Zones or ERZ's are zones created with the purpose to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl and increase tax revenues by encouraging economic revitalization. If you are located in an ERZ zone and if you are planning any investment in your business and can hire one or more new full time employees, you could qualify to receive credits that would offset your Business Profits Tax and Business Enterprise Tax. Businesses should have received a personal invitation. For more information, please email: [FarmingtonEDC@gmail.com](mailto:FarmingtonEDC@gmail.com).



## HAUNTED TRAIL WALK

Event Date: Saturday, October 27, 2023 from 6:00 p.m. to 8:00 p.m.  
and Sunday, October 28, 2023 from 5:00 p.m. 8:00 p.m.

Address: The Meetinghouse, Old Bay Rd, New Durham, 03855

Thanks to the Farmington Parks and Recreation Department, join us for a good scare, as Farmington teams up with New Durham for some Halloween fun!



## FARMINGTON WOMEN'S CLUB CRAFT & PIE FAIR

Event Date: Sunday, November 19, 2023, from 9:00 a.m. to 2:00 p.m.

Address: 51 School Street, Farmington, NH. 03835

The FWC's 10th annual pie and craft fair with over 50 crafters. All items are handcrafted: tumblers, baked goods, fudge, ornaments, jewelry, jams, pickles, hats, mittens, paper crafts, primitive wood decor, soaps, herbal products, books, bags, dog bandanas, gift baskets, quilted items and so much more. Don't forget our homemade pie. This event sells out of the pies quickly, so be sure to come early!



### BUILDING BLOCKS

Business Resources

- [Strafford Regional Planning Commission Development](#)
- [SRPC Economic Development Resources](#)
- [Farmington NH Master Plan](#)
- [Farmington NH Business Resource Page](#)
- [NH Small Business Development Center](#)

### STAY CONNECTED!

The Economic Development Committee meets on the second Tuesday of each month at 6 p.m. in the Municipal Building at 365 Main Street. Come join us or visit our webpage.

### CALL-TO-ACTION:

Seeking artists, muralists and builders for future projects! Please email us at: [FarmingtonEDC@gmail.com](mailto:FarmingtonEDC@gmail.com)