

MINUTES
SELECT BOARD RETREAT
TOWN OF PETERBOROUGH
Tuesday, June 18, 2013 – 8:30am
Community Center, Peterborough, New Hampshire

Present: Joe Byk, Barbara Miller, Liz Thomas

Also Present: Pamela Brenner, Pete Throop, Nicole MacStay

Chair Byk called the meeting to order at 8:30pm.

Liaison Appointments

The Board reviewed the current liaison appointments and decided not to make any changes. **Chair Byk** said that he would like to begin reporting out on the activities of each of the committees on a quarterly basis.

2012 Retreat Goals

Ms. Brenner reported that each of the 2012 retreat goals had been met. Attorney Ratigan is reviewing the RFP for Real Estate Services, she and Ms. Miller are filming episodes of All About Town on a monthly basis, and Ms. Ogilvie's transition out and Mr. Throop's transition into the Office of Planning and Community Development has begun.

Growth and Planning

Chair Byk said that he would like to take this opportunity to share our visions for growth and planning. A number of reports which have been compiled over the last ten years have been included in the packets for everyone's review. The Board and Mr. Throop then discussed "big box" development. **Ms. Miller** reported that the Planning Board had reviewed the zoning, and found that there is only one lot which would accommodate a 40,000 square foot structure, with setbacks and buffers intact. **Mr. Throop** discussed "category killers" – large retailers with distribution networks that kill local retailers who are unable to find a niche. He said that the challenge is to find a way to define Peterborough that differentiates the town and draws people here rather than to Keene or Manchester.

Chair Byk said that he believes the challenge is to identify the next driver of the regional economy. New growth cannot be just about real estate and new businesses, it should be about retention and support of what we have. **Ms. Miller** said that business growth is in the region; Peterborough is largely a bedroom community with arts and recreation, open space and natural beauty – characteristics which draw people here.

There was a discussion about the various tax credits and incentive programs available to the plaza owners. **Chair Byk** said that if the owners are in New England he would go to them to discuss their properties. **Ms. Brenner** said that the owner of the Monadnock Plaza has no interest in that building – they are in New York City, and are not even paying the taxes. She then said that there are new owners of the Peterborough Plaza. **Chair Byk** said that he would like to meet with them. **Mr. Throop** added that what has made Main Street in Keene so economically vital was the investment the City made in the 1980s, 1990s and the constant vigilance to keep it up.

The Board gave Mr. Throop the following goals:

- Get up to speed on what studies have already been completed
- Meet with Jack Dugan and Matt Holian of MEDC and get their thoughts
- Follow up on growth and retention – develop an effort or program
- Meet with the major commercial property owners in Peterborough

- Contact DOT & JB Mack regarding the 10-year plan for Route 101/202 intersection, particularly traffic mitigation
- Try to contact Rite Aid regarding their Route 202 property
- Review zoning, site plan regulations and Master Plan before recommending new/revised building standards

Five-Year Reassessment/Tax Rate/School District

Ms. Brenner reported that values are dropping – the tax base is shrinking. As a result the tax rate will go up. In addition, the state has reassessed how they allocate the education adequacy grant, which is now a direct correlation to student population. Since the student population has decreased, so too has Peterborough's adequacy grant. Between the increase in the school district's budget and the decline in the adequacy grant, Peterborough's share of the school budget will be up \$600,000 next year – nearly \$1.00 on the tax rate, increasing our projected tax rate to \$30.00 per \$1,000 of value. **Ms. Brenner** said that she is concerned that the long-term effect of being a member of the ConVal School District will be detrimental.

TIF District Accounting

Ms. Brenner reviewed the spreadsheets with the Board.

Fundraising Letter

The Board reviewed the fundraising letter and gave Ms. Miller permission to send it out under their name.

Monahon Garden

There was a discussion about potentially developing and dedicating gardens on the south wall of the Community Center to the Monahons. Chair Byk said that he will follow-up on funding sources and volunteers to develop plans and coordinate efforts.

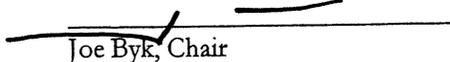
Department Director Meetings

Ms. Miller and **Chair Byk** both expressed interest in attending the Department Director meetings regularly. Ms. Miller agreed to attend the first meeting of the month, and Chair Byk agreed to attend the second.

As there was no further business, the meeting adjourned at 11:40am.

Respectfully Submitted,
Nicole MacStay, Assistant Town Administrator

PETERBOROUGH
SELECT BOARD:


Joe Byk, Chair


Barbara A. Miller


Elizabeth M. Thomas