

MINUTES
SELECT BOARD
TOWN OF PETERBOROUGH
Tuesday, June 27, 2017 – 5:00pm
1 Grove Street, Peterborough, New Hampshire

Present: Ed Juengst, Barbara Miller, Tyler Ward

Also Present: Rodney Bartlett, Nicole MacStay, Vanessa Amsbury-Bonilla, Ron McIntyre

Chair Ward called the meeting to order at 5:00pm.

Proposed Creation of a South Peterborough TIF District

Mr. Bartlett presented a map/outline of the proposed tax increment financing district, showing RiverMead in the center of the map. He explained the history of the West Peterborough TIF district, the adopted zoning for the area, and explained how it was successful because the TIF district was in place prior to development. He continued, saying that RiverMead is proposing an expansion, Powersbridge Road, Morison Road, and Sharon Road all have needs for infrastructure improvements. This could be the quickest way to get those improvements. 100% of TIF dollars would be used for these improvements. Has had a discussion with Bill James with RiverMead about new zoning and RiverMead's interest in expansion. Other pedestrian improvements or a park could exist for this area. Mr. Juengst asked if the district followed Route 101 to Church Street. Mr. Bartlett said it did include the condos that were proposed by the church. Mr. Juengst asked about the condition of the bridge on Morison road. Mr. Bartlett responded that it is not a red flagged bridge, but improvements to it could be made. A district plan would be developed and proposed. Ms. Miller asked if there was a limit on the number of TIF districts a town could have. Mr. Bartlett said that there is a limit dependent on land area and assessed value. The additional assessed value is not incorporated in the calculations to determine school district value. Sarah Steinburg asked about providing sidewalks on Route 202. Mr. Bartlett said it's unlikely to put sidewalks along Route 202 as it is cost prohibitive, but improvements could be made to the common pathway access.

Ashely Saari asked about the next steps. Mr. Bartlett said the next steps would be discussions with the Planning board and the EDA, to better understand what the intent is. There is TIF plan that would propose the infrastructure proposed, a town meeting vote, and then management of new tax revenues to be placed in the South TIF revenue fund.

Sarah Steinburg asked at what point are area residents notified. Mr. Bartlett responded it would be after the Planning board public meeting. Anyone within the district would get a specific notice.

Decision to Retain or Sell Tax Deeded Property – 9 Webb Road

Ms. MacStay explained that the tax collector has worked with the homeowner and her sister with regard to this property. The town took over the deed in December, and the previous owner was given a notice of 90 day period to reclaim the property. A leak in upstairs bathroom caused kitchen ceiling collapse and consequent mold issues. Ms. MacStay's recommendation was to put on the open market; via getting a bid for real estate services and request fair market value. Mr. Ward asked if it should be condemned. Ms. MacStay said there is no reason to condemn it, but recommends to sell the property 'as is.' Approximately \$28-30K is owed on back taxes.

Motion: Mr. Juengst moved to solicit an RFP for real estate for purpose of selling the property at 9 Webb Rd.
Ms. Vote: Miller seconded. All in favor.

Consideration of Dell Property – Jaffrey Road

Ms. MacStay explained this property was donated to the town by Carol Dell. The Conservation Commission looked at it, determined a small area that could be buildable, but recommend to retain it as conservation land.

Motion: Ms. Miller made a motion to retain Dell property land as conservation easement.

Vote: Mr. Juengst seconded. All in favor. Motion carried.

Board and Committee Reappointments

After review of the slate, there was a question about Donna Hanley's reappointment and Ms. Miller offered to give her a call.

Motion: Ms. Miller made a motion to accept the slate.

Vote: Mr. Juengst seconded. All in favor. Motion carried.

Ms. MacStay reminded the Select Board that the Trustees of the Trust Funds still needs a SB liaison. Mr. Juengst responded that he would be willing to go to their quarterly meetings and be the liaison.

Close of Fiscal Year 2017

Mr. Bartlett said he is still putting together the documentation for Select Board signatures, including purchase orders to be carried over, and warrant articles that have funds still remaining in them.

Review and Approval of Minutes from June 6, 2017

Motion: Mr. Juengst move to accept the minutes.

Vote: Ms. Miller seconded. All in favor. Motion carried.

Other business

There was discussion about the Transportation Fund warrant article. According to the language in the warrant, the fee could be up to \$5. It was agreed that this would be taken up at the July meeting, after more consideration, to be effective September 1, 2017.

Next meetings were scheduled for July 18 August 15.

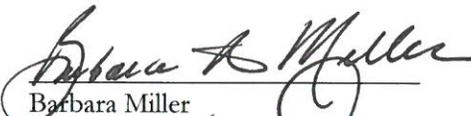
As there was no more business to discuss, Ms. Miller made a motion to adjourn at 5:38pm.

Respectfully Submitted,
Vanessa Amsbury-Bonilla, Department Assistant

PETERBOROUGH
SELECT BOARD:



Ed Juengst, Chair



Barbara Miller



Tyler Ward

ACTION ITEM PENDING LIST

1.