

# WEST PETERBOROUGH TIF DISTRICT: ADVISORY BOARD

## TOWN OF PETERBOROUGH, NH

Minutes of October 3, 2019

**Members Present:** Chair Jerry Galus, Ed Juengst and Adam Hamilton

**Staff Present:** Peter Throop and Laura Norton, Office of Community Development and Rodney Bartlett, Town Administrator

Chair Galus called the meeting to order at 10:02 a.m. and welcomed the Members and Staff. He also recognized Richard Pendelton and Peter Obriton who would later speak on the potential to improve access to the land-locked trails walking within the West Peterborough TIF District (WPTIFD).

Chair Gallus also noted while Members Peter Krislovic and Todd Birkebak were unable to attend, and Member Johnathan Ericison had resigned. “We have a quorum though, so we are all set” he said.

**Minutes:** A motion was made/seconded (Juengst/Hamilton) to approve the Minutes of March 12, 2019 with all in favor.

### **Financial Position of the WPTIFD:**

Chair Galus began with a review of the WPTIFD financial forecast in 12-month periods ending in 2024. “There may be some iterations which may affect what we are doing” he said.

Chair Galus reviewed the inflow and outflow of property taxes captured, transferred to other town funds and the TIF Debt Service. He reviewed the financial forecast of (1.) assuming recurring repairs and maintenance and staff support funding; (2.) assuming debt prepayment of debt and continued repairs and maintenance and staff support funding and (3.) assuming recurring repairs and maintenance and staff support as well as approved projects funding.

## **Update of Land-Locked Trails within WPTIFD:**

Chair Galus noted the Members had asked Mr. Throop to look into the accessibility issue of the land-locked trails in the District. Mr. Throop in turn had invited West Peterborough resident Richard Pendleton to join the discussion of investigating improved access to the trails. Mr. Pendleton briefly reviewed the land around the Nubanusit Community development noting public access was allowed and encouraged with postings only for *no hunting*. “The questions is how access is gained and how that access can be improved” he said.

An aerial map of the area was projected, and the Members discussed the fact that there was no accommodations for parking (an issue) as they reviewed adjacent parcels (both town and privately-owned). Mr. Juengst noted access to the trails from behind is house (“mostly common land anyway” he said) as well as from Legacy Lane. The Members reviewed options of being able to cross a small bridge over the river and discussed any associated costs for the access. Mr. Throop also pointed out potential connections with Evans Road. Going back to the town and privately-owned lots, Mr. Pendleton reiterated none of it was posted. He told the Members the Nubanusit parcel had been developed under a cluster development ordinance and the parcel has been forested and has a trail team to maintain its resources. He made it clear he was speaking for himself and while the lot was not posted “the private landowner should be contacted as a courtesy.” He went on to say, “technically there is a way to connect the trails” adding “but if the landowners are amenable it would be good to have more through trails and not so many isolated trails.” He pointed out what they call the Nubanusit perimeter trail and told the Members “this may be a way of connecting Evans Road to our network” and concluded “it would especially nice to be able to walk to the downtown using the trails.”

Chair Galus asked if TIF funds could be used to enact better access with Mr. Hamilton interjecting it was important to put the idea into the context of a larger picture. “This is not an EDA thing” he said adding “the EDA should be *one* member of a larger consortium of interested

property owners with a larger buy-in to attract even more interest in the trail system.” Chair Galus suggested the town invite the public and any interested parties (Conservation Commission, Nubanusit Trail Committee, Open Space Committee) to meet and pursue the trail project. Mr. Throop mentioned the NHDES ARM Fund (the *Aquatic Resource Mitigation Program*, aimed to sustain the functions and values of aquatic resources in New Hampshire through protection, enhancement and restoration of wetlands and streams and to compensate for the aquatic resources lost from development and other impacts). He then briefly reviewed some of its potential opportunities.

Mr. Hamilton reiterated “we are not really looking do anything, this is coming from (former member) Johnathan Ericson’s inquiries about the trails last meeting. *That* is where this is coming from.” Mr. Juengst agreed but added “it also came from a discussion on how to spend money in the District, but I do feel there may be more important projects.” Mr. Pendleton concluded by noting they may also want to connect with the Staff of MacDowell Dam as well.

### **Presentation by Rodney Bartlett:**

Town Administrator Rodney Bartlett began by suggesting the Members take a look at the sidewalk system in the District and the potential for its extension all the way up *to* and *across* Old Dublin Road. He noted conceptual plans and discussions with DES. “We hope to have a budget by December and get into the budget process” he said. He went on to note “that and the Overseer’s Row project should be a budget article which would give us a way to figure out what the numbers will be.”

Mr. Bartlett told the Members “the Overseer’s Row project is not as simple as it looks” noting neighborhood water and sewer lines running through each other’s property. “It is flat but there is not drainage and the days of simply running a pipe to the river are over.” He went on to note he has been working with Utilities Supervisor Nate Brown to sort out the water and sewer connections. “It looks straight forward but it is not” he said.

Mr. Bartlett went on to review *signage* (noting the current sign provider had not been heard from and he was in the midst of contacting another local sign provider); *benches* (nothing yet. Mr. Bartlett noted the bid estimate for the benches for the bus shelter project were too high and they would continue to research) and finally *poison ivy* (to date, no goats hired and no other action as of yet).

Mr. Bartlett noted tree work was being done in coordination with the Parks Committee and the Broad Oak Tree Company to do all the necessary tree trimming along Union Street. When Mr. Juengst noted some of the trees planted by the TIF in the redevelopment of West Peterborough were dead Mr. Bartlett acknowledged some of the homeowners had ignored the trees and they had not been taken care of.

A brief discussion of the future of the WPTIF followed with the notion that they be cognizant of the TIF reaching its maturity. Mr. Bartlett noted the possibility of eliminating both the Robbe Farm Road and Nubanusit developments to add to the potential of increasing or expanding the South Peterborough TIF out to the Jaffrey town line.

The Members briefly reviewed the legal requirements (*no more than 5% of the total town land area and no more than 8% of total assessed value of the Town and when combined with other TIF Districts, no more than 16% of total Town assessed value*). This means the town cannot exceed 16% of the total town assessed land. The town is at 15.98% which is the complete execution of the authority.

Mr. Bartlett noted the continued collaborative efforts of the towns of Peterborough and Jaffrey on the well acquisition water project. He also noted the offer of an easement by resident John Hanson for the opportunity for additional industrial growth in the South Peterborough District. Mr. Bartlett concluded by noting the former Harris Gravel pit had been purchased by another gravel company. "It will be continuing its operations for some time is my guess" he said. Mr. Bartlett concluded by noting expansion of the South Peterborough TIF makes sense as it

has the land area and assessed values for growth. He noted it would take a lot of financial work to create a business decision “but I think our best opportunity is Route 202 south to Jaffrey. It has the right zoning, land area, assessed values and cooperative landowners to assist with easements.”

**EDA Alternate Status:**

The members briefly discussed filling their alternate positions. Mr. Juengst interjected “it seems we need some people from West Peterborough.” Mr. Pendleton respectfully declined but noted he would speak with members of his Nubanusit community. Chair Galus noted he would reach out to both Carol Nelson and Nancy Gordon (both, coincidentally believed to be West Peterborough residents).

**Other Business:** None

**Next Meeting:** TBA

The meeting adjourned at 10:50 a.m.

Respectfully submitted,

Laura Norton  
Administrative Assistant