

MASTER PLAN STEERING COMMITTEE

TOWN OF PETERBOROUGH, New Hampshire

Minutes of August 30, 2017

Members Present: Beth Alpaugh-Cote, Ivy Vann, James Kelly and Kathy Lanigan

Staff Present: Peter Throop, Director, Laura Norton, Administrative Assistant, Office of Community Development

Master Plan Steering Committee Chair Beth Alpaugh-Cote (Ms. Alpaugh-Cote) called the meeting to order at 4:15 p.m.

Minutes:

A motion was made/seconded (Kelly/Lanigan) to approve the Minutes of April 26, 2017 as written with all but Ms. Alpaugh-Cote (who abstained) in favor.

South Peterborough TIF District (SPTIF) Proposal:

Mr. Throop distributed a handout on the South Peterborough Tax Increment Finance Plan. As he did so he gave a brief history of the three current TIFs in existence (West Peterborough TIF, MCH Healthcare TIF and the Greater Downtown TIF). He explained the purpose of a TIF District is to fund public improvements to roads, bridges and sidewalk as well as all of the town's infrastructure (utilities, signs, lighting, landscaping etc.) and create and support development of mixed land uses, typical and consistent with Peterborough's traditions. He also explained the financial side of a TIF District (and) with a recent change in the law the increment savings can be used for maintenance as to TIF projects as well. Using the West Peterborough TIF as an example he noted West Peterborough was an obvious area for a resurgence of a village-type area where businesses and residents can thrive as neighbors. He added the District was put in place in *anticipation of and before* the renovation of the Union Mill, construction of the Robbe Farm Road housing development, Teixeira Park development and the Spitzfadden Office building. He noted funds from the TIP were used to rebuild the Union Street Bridge "and did not hit the tax payer."

Mr. Throop then reviewed the statute that defines TIF Districts and indicated that all TIF Districts combined may not cover more than 10% of the town's land area and cannot exceed 16% of total assessed property values. "With the proposed

South Peterborough district, “we will be well under the land area limitation and we will be at 15.98% for the total town assessed value” he said. When asked if that included the Healthcare TIF District Mr. Throop replied “no” adding “that District was created to fund Parmelee Drive and there are no additional significant improvements slated for that district. As a result, that Healthcare district will be terminated and the his understanding is that the Hospital has agreed to continue making the payments on the bond as it has been.

He noted the Greater Downtown TIF has continued to build on its success with the construction of the Alltown Convenience Store and the GFA Credit Union building. He also noted the Dunkin Donuts building renovation and the renovation of the Rite Aid and the GAR Hall all happening with the past year or two which will increase the funds available within the Greater Downtown district. “Each TIF District has a sunset that can be extended or changed at Town Meeting” he said.

Mr. Throop noted a special Town Meeting was slated for October 26th to vote on the creation of the new TIF District. He pointed out areas for future residential development, the expansion of the RiverMead Residential Campus and potential for future development in the nearly played out gravel pit. “Part of excavating the gravel pit is to restore it when done “he said adding “often one of the is the best ways to restore it is to plan a development within it.” He concluded “the first Public Hearing is September 19th at 5:00 p.m.”

Purpose and Function of the Master Plan Steering Committee:

Mr. Throop noted the right-to-know statute and what Committee members can and cannot do regarding committee matters via emails and correspondences. “This is a Advisory Board that makes recommendation on town policies through the Master Plan.” he said. He encouraged each members to research the topic, noting he would email out a blurb on the right-to-know statute.

Economic Vitality Chapter Update:

Mr. Throop told the members the chapter had been in progress for quite some time. “I am working on a revision of the draft while it is a slow process I hope to be done soon.” he said.

Housing Chapter Update:

Ms. Vann told the members the subcommittee had been meeting all summer to review the availability in the rental market and how the regulatory atmosphere may produce more choices. “It is the same old thing we struggle with all the time” she said adding “but we have a clear understanding on what the chapter needs to say and we expect to be winding up in the next 6 weeks.” Ms. Vann spoke briefly about the “gap” population of people “who make too much to qualify for

subsidized housing but not enough to afford the housing we have available” adding “and it is impossible to deliver housing for that gap population with new construction housing because of the square-foot costs.” She briefly explained the goal of amending zoning regulations to create additional housing was the thrust of the chapter. “We are putting a series of workshops together to talk about what zoning allows you to do because people do not understand” she said. Mr. Throop added “and there are building and fire codes that must be considered.” Ms. Vann concluded “we have asked Eric Kronberg do something for us in January.”

Zoning Amendment Subcommittee:

Ms. Vann told the members this group consisted of herself, Mr. Throop, Planning Board member Bob Holt, Town House Assistant Kristin Bixby and local landscape architect Karen Fitzgerald. She went on to say “our goal is to marry Traditional Neighborhood Overlay District I (TND I) and Traditional Neighborhood Overlay District II (TND II) this spring.” She pointed out TND I municipal utilities could not be extended where TND II allowed for the water and sewer lines to be extended, that TND I involved a Conditional Use Permit (“for one or ten houses”) but TND II allowed one and two-family homes (“onesies and twosies”) by right. She noted a workshop September 13th at 6:30 p.m. at the Library for some table exercises and things to look at to marry the two using form-based code (how the building sits on the lot (how it meets the street) and how it aesthetically contributes to the fabric of neighborhood (entrance to the street, parking out back) and its massing and architectural features.)

Mr. Kelly asked “will this affect affordable housing?” Ms. Vann replied “yes and no” adding “it encourages development in parts of town that already have water and sewer” and noted the recent Vine Street development as a good example. “Before you had a lot worth \$47,000 that did not pay taxes because it belonged to the church. Now it is worth 2.4 million dollars in real estate returning \$ 80,000 to the town in taxes with no additional (infrastructure) services.” Mr. Throop added “this suggests a strong desire to live in the Town of Peterborough.” Ms. Vann concluded with her example of a single 800-foot long cul-du-sac in town that would have to pay over 35 years of taxes (dedicated to repaving only) to actually be able to be repave the road. “So no new roads!” interjected Ms. Lanigan with a smile.

Future Master Plan Chapters:

The members passed on this agenda item.

Other Business:

Mr. Throop mentioned a letter from citizen Andrew Dunbar asking about the Town's pedestrian infrastructure. "We will take that up when we do the Transportation Chapter" he said. Ms. Lanigan added "whatever happens needs to happen sooner than later. It is important to be able to walk to Shaw's." Ms. Vann noted the vehicle transportation improvement fee passed by voters at the May 2017 Town Meeting where the money would go to improved bike and pedestrian accesses. She also noted Victoria Sheehan (Commissioner of Transportation for New Hampshire) had informed them the state had *some* money for construction in towns with Complete Street projects (Peterborough is such a town) "but we must maintain whatever is built in perpetuity."

Future Meeting Date and Time:

The members agreed on a new meeting date of the second Monday of the month at 5:00 p.m.

Next Meeting:

Monday, October 9, 2017 at 5:00 p.m.-Wednesday June 28, 2017 at 5:00 p.m.

The meeting adjourned at 5:05 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant