

MINUTES
SELECT BOARD
TOWN OF PETERBOROUGH

Tuesday, July 29, 2014 – 5:00pm
1 Grove Street, Peterborough, New Hampshire

Present: Barbara Miller, Elizabeth Thomas, Tyler Ward

Also Present: Pamela Brenner, Nicole MacStay

5:00pm – Public Hearing – Scott Farrar Community Development Block Grant Application

Chair Miller opened the first public hearing for discussion of the CDBG project at 5:00 p.m.

Rebeckah Bullock, Community Development Specialist, with SWRPC explained that Community Development Block Grant (CDBG) funds are available to municipalities for economic development, public facility and housing rehabilitation projects that primarily benefit low and moderate income persons. The Town of Peterborough is eligible to receive up to \$500,000 a year for public facility/housing rehabilitation, up to \$500,000 a year for economic development projects, as well as up to \$500,000 a year in emergency funds. Feasibility Study funds are available for up to \$12,000. Rebeckah Bullock provided a handout describing the NH Community Development Block Grant Program eligible activities that included the area HUD income limits.

Rebeckah Bullock provided a project handout. The proposed application to the Community Development Finance Authority (CDFA) is for \$500,000 in CDBG Economic Development funds. The majority of the funds will be sub-granted to the Monadnock Economic Development Corporation (MEDC). MEDC would loan the funds to the Scott-Farrar Home, which would use the funds for their expansion efforts.

Rebeckah Bullock explained the Low-Moderate Income Benefit of the Project. CDBG requirements require that at least 51% of the housing units rehabilitated are to be filled with individuals from low and moderate income households. The Scott-Farrar Home will create at least 25 jobs, the majority of which (at least 16) will be filled with individuals from low and moderate income households.

This project conforms with the Town of Peterborough's Housing and Community Development Plan Goals to:

Encourage new small businesses in defined “village” districts and in the downtown neighborhoods, being sure to carefully weave these in with residential use so as not to negatively impact residential life, decrease the attractiveness of housing, or cause the loss of residential units.

If the Town receives this CDBG grant award, there will be a requirement of a Subrecipient Agreement involving MEDC, and a Beneficiary Commitment Agreement with The Scott-Farrar Home, which provides a contractual obligation to meet low-moderate income household targets.

Eldon Munson, Chair of Scott Farrar Home's Long Range Planning Committee described the project, explaining that a new facility will be built on the property, and once complete, the residents of the current facility will be moved into the new facility. The current facility is not set up for residents with dementia or other memory problems, and cannot provide rooms large enough for a

couple to live together. The new facility will have three wings for independent living, assisted living and memory care.

The Chair opened the floor to public comment on the projects. There were no questions.

Ms. Thomas motioned to close the Public Hearing on the Project portion of the CDBG Block Grant Hearing; seconded by Mr. Ward. All in favor, the motion to close the project portion of the public hearing passed.

Chair Miller motioned to open the second public hearing for discussion of the proposed Housing & Community Development Plan; seconded by Mr. Ward. All in favor, the motion to open the second public hearing passed.

Rebeckah Bullock, SWRPC, explained that the H&CD Plan is one that the Town of Peterborough adopted last in May 2009, and it is required to be reviewed and re-adopted every three years to qualify for CDBG funds. Rebeckah Bullock added some required language to page 1 of the document. No changes were made to the existing goals and objectives.

Chair Miller asked where the statistics came from; Ms. Bullock explained that the H&CD plan are taken directly out of the town's Master Plan; there was some discussion about how current the figures are. Ms. Brenner reminded the Board that the Office of Community Development and the Master Plan Steering Committee are currently working through the Master Plan update.

Chair Miller opened the floor to questions and comments from the public; there were none.

Mr. Ward motioned to close the second public hearing for discussion of the proposed Housing & Community Development Plan; seconded by Ms. Thomas. All in favor. The motion to close the second public hearing passed.

Chair Miller motioned to open the third public hearing regarding the Residential Anti-Displacement and Relocation Assistance Plan. Seconded by Ms. Thomas; all in favor, the motion to open the second public hearing passed.

Rebeckah Bullock of SWRPC explained that if any permanent displacement takes place as a result of this project, the Uniform Relocation Act must be followed, which requires that any permanently displaced household or business in a project using federal funds must be found comparable housing in a comparable neighborhood at a comparable price. Rebeckah Bullock noted that no permanent displacement is planned at this time. Under the certification section of the application, the Town will certify that the Residential Anti-Displacement and Relocation Assistance (RARA) Plan is in place, and in the event that it is discovered that this specific project does permanently displace persons or households, a displacement implementation plan must be submitted to CDFR prior to obligating or expending funds.

Chair Miller opened the floor to public comment. Shirley Frankie, resident of Peterborough, said that she is very excited about the project, and said that she plans to move into the independent living wing as soon as possible. She noted that the project's proximity to the downtown makes Scott Farrar more attractive to her than other retirement homes.

Chair Miller motioned to close the third public hearing for discussion of the proposed RARA Plan. Seconded by Mr. Ward; all in favor, the motion to close the third public hearing passed.

Then Selectmen Votes on above agenda items:

Chair Miller motioned to approve the submittal of the application and vote to authorize the Town Administrator to sign and submit the CDBG application, and upon approval of the CDBG application, authorize the Town Administrator to execute any documents which may be necessary to effectuate the CDBG contract. Seconded by Ms. Thomas; all in favor, the motion to submit and authorize the Town Administrator passed..

Chair Miller motioned to adopt the updated July 2014 Housing and Community Development Plan. Seconded by Mr. Ward; all in favor, the motion to adopt the 2014 Housing and Community Development Plan passed.

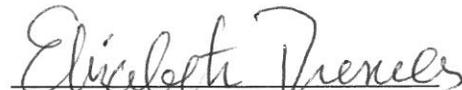
Chair Miller motioned to adopt the July 2014 Residential Anti-displacement and Relocation Assistance Plan. Seconded by Ms. Thomas; all in favor, the motion to adopt the 2014 Residential Anti-Displacement and Relocation Assistance Plan passed.

Chair Miller closed the Public Hearing at 5:52 p.m.

Respectively submitted, Nicole MacStay, Assistant Town Administrator

PETERBOROUGH
SELECT BOARD:


Barbara A. Miller, Chair


Elizabeth M. Thomas


Tyler Ward

