

SOUTH PETERBOROUGH TIF DISTRICT

TOWN OF PETERBOROUGH, NH

Minutes of October 25, 2023

Members Present: Chair Jerry Galus, Keith Akerley, Peter LaRoche, Sean Thomson, Anne Huberman, Lara Shea XX, and Bill Taylor

Also Present: Danica Melone and Laura Norton, Office of Planning & Building

Chair Galus called the meeting to order at 2:00 p.m. with a welcome, introductions and review of the agenda items.

Minutes: A motion was made/seconded (LaRoche/Shea) to approve the Minutes of December 7, 2022 as written with all in favor but Mr. Thomson who abstained.

Financial Report:

Ms. Melone began with a total fund balance of 1,975,324 noting that balance was prior to the tax rate having been set and taxes collected “so (Financial Director) Lilly suspects we will almost double to be just under 3 million dollars by the end of FY 2026” she said. Mr. Galus noted the recent expansion of the District and noted the TIF is expected to have accrued about 12 million dollars before it sunsets.

FY2024 Budget Requests:

Ms. Melone reviewed the funding requests for the South Peterborough TIF District for FY 2025 which included an annual \$10,000 for Staff support for the Office of Planning & Building and a \$75,000 cash-match for a grant that will provide engineering study for the Old Sharon Road Bridge, estimated to be about \$175,000. She concluded “The grant will cover a maximum of \$120,000 and the \$75,000 will cover the balance due and any contingencies.”

A motion was made/seconded (Akerley/Thomson) to approve \$85,000 of South Peterborough TIF District funds for staff support (\$10,000) and a cash-match grant (\$75,000) to provide engineering work on the Old Sharon Road Bridge with all in favor.

Ms. Melone also requested the Minutes from this meeting be used as a letter of support from the Advisory Board be added to letters of support for the cash-match from the Rivermead Retirement Community, Noone Falls, John Morrison of Upland Farms and Wilder Plumbing.

A motion was made/seconded (Galus/Thomson) to support the grant application with a letter of support with all in favor.

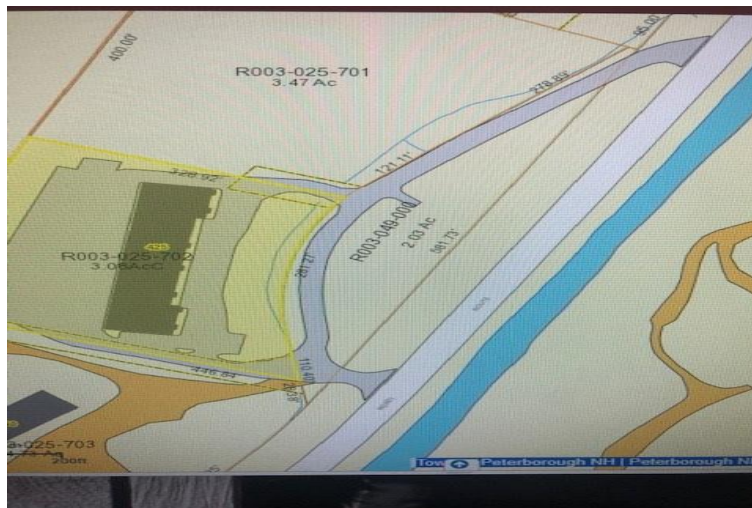
Ms. Melone noted the deadline for the grant was October 27th “and we should know by mid-December and be ready to get going in January 2024” she said noting they were already ahead of

the curve with all the public outreach and visioning that has already been done for the District. She confirmed the bridge would remain a foot bridge holding the eater main with a construction completion estimate of August 2024.

Discussion of TIF Goals:

Chair Galus noted Mr. Morrison had suggested this agenda item so that the Committee does not lose sight of the big goals on the horizon and the major projects can be completed without having to go out to bond (“which is huge” said Ms. Melone). In short, his concern was to focus on the priority goals of the TIF (which was not only why it was created, but also expanded) and not to be distracted by smaller incidental requests for TIF funds.

The remainder of the meeting was focused on a discussion of an issue brought forth by Mr. Akerley. His business (along with several other businesses including Eversource) is located at 425 Jaffrey Road, set back from the road with both a southern and northern access.



Mr. Akerley pointed out the horseshoe area abutting the highway and told the members, “it is a gateway to town, people stop and picnic there and trash is a big issue.” He noted it has also been used as a dumping ground and due to its proximity, used by smokers not allowed to do so on the smoke-free campus of the New Hampshire Ball Bearing plant. He told the members he did not know the what the boundary lines or ownership were, “but there are fire hydrants buried back into the screened area with a lot of dead trees and overgrown brush” adding “and the area has been dug up from the Cold Springs Well project, so it is a mess.” He then requested TIF funds for light amenities for the area that would include basic landscape management, a picnic table, a trash receptacle and potentially some additional screening and dedicated parking. In conclusion Mr. Akerley reiterated other businesses the location which included Eversource Energy “with multiple vehicles coming and going especially during storms and bad weather. He noted the lighting was poor and the access ways were dangerous.

Ms. Melone confirmed the parcel was owned by the town and a brief discussion of the cost of a generalized clean followed. That number was determined to be no more than \$60,000 with an

understanding DPW Director Seth MacLean would engage the business owners for their input and recommendations.

A very brief discussion about the option of a clear cut and grassy area followed with Mr. Taylor interjecting “are we trying to *encourage its use* or *discourage it*? We shouldn’t spend \$60,000 out there to discourage it so I guess we have to find the middle ground between the two.” Mr. Kennedy questioned creating a liability. Mr. LaRoche questioned the safety of the accessways and the potential of removing one of the curb cuts. Ms. Shea noted some of the problem may be from NHBB’s smoke-free policy and discouraging activity on this parcel may drive that population further north to the Noones Falls area. “Maybe a conversation with NH Ball Bearings is in order” she said, Mr. Akerley noted he had reached out to NHBB with no response. Mr. Thomson said “I can offer a *Hail Mary* thought that a non-human intervention of monitoring be installed (a cc camera)” with Ms. Melone concluding they would have to flush out the issues at both ends of this problem.

Mr. Galus noted his conversation with and recommendation of not losing sight of the big goals from Mr. Morrison “did not include this particular issue. Smaller outreach issues are also important, and John was not aware of this situation when we had that discussion.”

The meeting adjourned at 2:37 p.m.

Respectfully submitted,

Laura Norton
Office of Planning & Building