

Board of Selectmen
Work Session Meeting Minutes
March 11, 2022

Present: James C. Bailey, Chairman; Meleny Nagy, Selectwoman; Iris Campbell, Selectwoman; Laura Buono, Town Administrator.

In Attendance: Bill Hutwelker, Jack Franks, Andy Peterson, Bill Shee, Avery Franks, Robyn Payson, Riche' Colcombe.

Chairman Bailey called the meeting to order at 2:06 p.m.

1. MIXED USE CONCEPTUAL PRESENTATION

Ms. Buono introduced Bill Hutwelker to the Board and explained that he is here to give an overview of a proposed development.

Mr. Hutwelker said his client, Avanru Development Group, has a purchase contract on the property at 219 W Main St. which is owned by Bill Shee and is the approximately 10 acre parcel adjacent to the Sylvania plant. He said they are proposing a mixed use development consisting of residential and commercial/retail.

Mr. Hutwelker introduced Jack Franks, the owner of Avanru Development Group who reviewed the plan for this parcel. The housing component will be Workforce and Affordable Housing which is in high demand in New Hampshire. Mr. Frank noted that this is not Section 8 housing which is a common misconception. These units will be for individuals and/or families with stable incomes and are administered by NH HUD. He said the units are monitored by the State and they have income limits (people can't make too much or too little) as well as capacity limits per unit. A copy of the letter submitted to the Board and overview of the plan is attached to these minutes.

There was a brief question and answer period between the Board and Developer. The next step is for this proposal to be brought before the Zoning and Planning Boards.

2. OTHER BUSINESS

T-Mobile Grant – Ms. Buono presented the Board with a letter of support for the T-Mobile Grant that the Economic Development Committee is applying for to enhance the Riverwalk with benches, flowers, and workout stations. The Board signed the letter of support to be submitted with the grant.

3. ADJOURNMENT

Chairman Bailey moved to adjourn at 3:33 p.m. Motion was seconded by Selectwoman Nagy. A vote was taken. Motion passed unanimously.

A true record.

Laura Buono
Town Administrator

Approved by:
Hillsborough Selectboard

Date: _____

James C. Bailey III, Chairman

Meleny Nagy, Selectwoman

Iris Campbell, Selectwoman



Avanru Development Group, Ltd.

"Building for a better future.."



P.O. Box 1015
Walpole, NH 03608

March 11, 2022

Town of Hillsborough
P.O. Box 7, 27 School Street
Hillsborough, NH 03244

James Bailey III
Melendez Nagy
Iris Campbell

Dear Board of Selectmen,

Avanru Development Group Ltd. plans to propose to a mixed-use development in Hillsborough located at: 219 West Main Street. This will consist of workforce housing apartments in the northerly, back, portion of the property with commercial development in the southern, front, portion. This 10+/- acre parcel which is irregular in shape as a "T" has 347' of frontage along West Main Street opening to 887' along the north boundary.

We envision developing two 42 unit residential buildings in two phases in the northern part of the lot as that is closet to Harvey Way which is a residential neighborhood. Given the slopes involved it is not a suitable location for a commercial use. We plan to locate the commercial uses closer to West Main Street which is compatible with the existing neighboring commercial uses. It is apparent that the town desires commercial uses along this portion of West Main Street.

Access would be via a private drive from West Main Street providing service to the buildings. Housing in general is a recognized need throughout NH. Workforce housing provides fine quality housing to employees and their families at below market rates which allows them to save money to invest in improving their life situation. Many people are spending more than 50% of their income on rental housing, while the recommended standard is 30% or below. In addition, this will provide housing for people who can no longer afford to keep their homes but want a nice place to live. In turn, this will bring additional single family housing units to the market for sale. The combination of these factors will assist employers as they try to attract workers to fill current and projected jobs. Many employers are struggling to fill jobs because potential employees cannot find suitable housing within a reasonable distance. This development would help to improve that situation.

For the commercial uses, we are in negotiations with entities that would bring services which are not currently in Hillsborough or that would provide competition where there is existing service. Our intent in meeting with you today is to seek your guidance and input as we consider bringing this proposal to the ZBA and Planning Board for approval. This type of development proposal is like what is envisioned in the Gateway Zone. While this location is not in the area where the Gateway Zone would be located, it seems that it fits within your master plan for the community.

We are open to your comment and suggestions for this project positive or negative and are hopeful you'll find value in this proposed investment . We are working with state and federal agencies to help solve the housing shortage statewide and we are interested in hearing your comments about the viability and desirability of this development in Hillsborough.

By background, we have 43 residential units in Walpole and will break ground later this Spring on 84 units in Swanzey and 42 units in Newport. We are seeking approval in Newport for an additional 96 units and currently researching suitable locations in Jaffrey. We are currently in negotiations in Rochester for a similar size development and expect we will be breaking ground in Swanzey this fall for an additional 76 units of senior housing. In addition, we are being approached by other communities in NH, VT and ME. We would like to bring this mixed-use development concept to Hillsborough.

Thank you for your time and consideration.

Sincerely,



Jack D. Franks
President/CEO



Avanru Development Group, Ltd.
877.410.5499 Ext. 1
802.249.2900 Mobile
www.avanruddevelopment.com