

EDC Meeting Minutes 2/20/2024

Approved: 03/20/24

8:00 am to 09:07 am

Chairperson: Rich Pelletier

Vice Chairperson: Riche' Colcombe

Commission Members: Riché Colcombe, Sam Ivanov, Kim Opperman, Bob Nash,

Town Administrator: Laura Buono

Planning Director: Robyn Payson

Planning Board: Susanne White

Chamber of Commerce: Keith Cobbett

Supt of Schools: Jennifer Crawford

Select Board: Rich Pelletier

Water/Sewer Dept:

Excused: Sam Ivanov, Robyn Payson, Bob Nash

Guests: Peter Mellen, Penny Griffin

Rich Pelletier called the meeting to order at 8:00 am.

Meeting Minutes: 1/18/24 Keith Cobbett made a motion to approve the minutes. Kim Opperman seconded the motion. The motion carried unanimously.

Rich Pelletier asked if the Water/Sewer Commission had any plans expanding the service area.

Peter Mellen described the current service area and discussed adding service to Harvey Way above the Transfer Station to the high school. That would provide a second way to serve downtown. They also looked at Municipal drive which didn't appear to be a good option. Peter Mellen described other ideas that the Commission had come up with but had not done. They are not looking at expanding outwardly they are looking at closing loops within the current system.

Rich Pelletier asked if there was a demand in Town for expansion?

Peter Mellen said no one has come in and asked. He said the last time that was done was when the sewer treatment plan was put in and they expanded the system in various places. The expansion of the sewer since then has been done by private development.

Riche' Colcombe asked if the loop associated with Jack Franks development will complete the loop on Bible Hill or Harvey Way? What is that doing?

Peter Mellen said right now his work is going in and ending at the development.

Riche' Colcombe said when he says he is completing a loop, what is he referring to?

Peter Mellen said in the long range he is going to in theory get that approved by the Planning Board. But what he believes is his current plan is extending his road northerly to connect with Harvey Way so that road will go through there and at that point the water would go through there. That would give us a loop around Sylvania.

Rich Pelletier asked how expensive that would be.

Peter Mellen said he didn't know the numbers for putting in water.

There was discussion about the type of pipe used for water.

There was discussion about the existing system.

Riche' Colcombe asked what it would take to get water and sewer up to the former Walmart site. She spoke to the people interested in the site and she told them that they would have to put in their own infrastructure.

Peter Mellen said the town sewer stops at the north side of the river, there is a private line that goes under the river. The Developer of Walmart was going to have to install a new pump station to handle the increased flow of the new buildings. For the water, they would have to do whatever was necessary to get the pressure they needed for the buildings.

Riche' Colcombe asked Peter Mellen to elaborate about the sewer infrastructure being private.

Peter Mellen said the Water/Sewer Department was not going to take it over. It was going to remain private.

Rich Pelletier said we process the sewage for a fee.

Peter Mellen agreed and said they would connect to their system, but they wouldn't take it over.

There was discussion about the existing pump station.

Susanne White discussed the Planning Board plans for a Gateway overlay district on the Antrim line and they have been talking about what can be done to bring Water and Sewer out there. She said it sounds like it would be a big infrastructure cost for the Town to do that.

Peter Mellen said if the Town was going to do it yes. He said you have to identify the places you want served.

There was discussion about the infrastructure needs and costs for water/sewer infrastructure on the Antrim line.

There was discussion about "Package" plants for sewage.

There was discussion about infrastructure as it would apply to a new large development.

Peter Mellen said they were focused on improving the system that they have.

Riche Colcombe asked about infrastructure grants.

Penney Griffin said that they apply for grants, but they never get them.

Laura Buono said that it is great to apply for grants but when you look at the big picture and how much money it's going to take, she thinks they are fooling themselves to think they are not going to have a bond for a couple of things. The Board is going to start a discussion on municipal infrastructure this year and this is part of it. This may be out 10 years, but the planning needs to start now. It's great to change the structure of rates to build those funds up but her personal opinion was that we have to face the fact that based on the development that is happening right now, and where we're going and where we are located in the region, we really need to have a solid plan.

Peter Mellen suggested an analysis done by an engineering firm should be done to determine the easiest way to do this.

There was discussion about getting services to the proposed Gateway zone.

There was a discussion about Loon Pond and the water supply.

Rich Pelletier thanked Peter Mellen and Penny Griffin for their attendance at the meeting.

Rich Pelletier asked if the EDC should be trying to get more business in town. He said there hasn't been more talk about doing that.

Kim Opperman said they are setting the stage. Without cooperation from Water/Sewer we are not going to have much growth.

Laura Buono said the question is what are we going to do with Hillsborough to make it more attractive for developers. All these discussions have brought us to asking what our plan is going to be.

Susanne White said to have a Gateway area we have to change the zoning ordinance. So that is what the Planning Board has been working on. This will be a warrant article that was not brought forward for this town meeting because there needs to be more work done on it. That opens the door for more Commercial and Residential development. The intention is to have it be commercial and residential development. That's part of the push by the state to increase housing.

Riche' Colcombe said that was part of Mark Laliberte's of the BEA's presentation. She has been following up with the BEA on how to get Hillsborough's name out there. She has been very actively involved with BEA saying if there are businesses out there that want to move to New Hampshire or want to add a new location Hillsborough's an area. Last week she talked to Cody Morrison from the Monadnock Region Economic Development, and he would like to come up and talk with us because we are part of his territory. She said she has been talking to him a lot asking him with people looking for different locations if Hillsborough has a spot.

Rich Pelletier asked if the EDC should act as a group to pursue businesses.

Kim Opperman says that is not how retailers work. They have people who analyze the demographics, and they travel the state and the east coast saying I am looking for specific demographics. They come to you and beat on your door.

Riche' Colcombe asked how you get in front of the brokers.

Kim Opperman said you won't get the retail, but the manufacturing will come. They like the lake, the recreation, the schools, it's the quality of life that is going to get them.

There was more discussion about opportunities to develop in Hillsborough.

There was discussion about the water situation in Emerald Lake.

There was further discussion about infrastructure.

Rich Pelletier made a motion to adjourn the meeting, Kim Opperman seconded the motion.

Meeting adjourned 9:07 am

Respectfully submitted,

Robyn Payson, Planning Director