

**Board of Selectmen
Meeting Minutes
April 9, 2025**

Present: James Bailey – Chairman, Iris Campbell – Selectwoman, Richard Pelletier - Selectman and Laura Buono, Town Administrator

Others are present: Riche' Colcombe, Mike Tardiff, Chad Branon

Meeting opened at 6:00 pm
Pledge of Allegiance was recited.

1. PUBLIC COMMENTS

There were no public comments.

2. TIF DISTRICT

Mike Tardiff from Central NH Planning Commission said the next step after approval of the TIF District is the creation of the advisory board which is laid out in the TIF Plan; 5-member board, appointed by the Selectmen. The majority made up of residents or owners of real property in town of which at least one member is an owner of a business in the TIF District. Mr. Tardiff recommends a member of the Economic Development Commission be a part of the advisory board as well. Mr. Tardiff said the towns planning office will reach out by letter or email to those who currently live or have a business in the new TIF District. Once the advisory board is established, the RSA calls for a resolution that says this is an advisory board that provides recommendations to the Board of Selectmen, CNHRPC can supply a couple of options for the resolution. Any project that goes to the Planning Board should be coordinated with the TIF District Advisory Board.

3. PARKING

Mike Tardiff said at the Economic Development Commission meeting there was a discussion about parking and he asked the Board about a parking signage plan that was discussed about 8 years ago, the plan could be brought back. Mr. Tardiff recommends doing another parking utilization study to see if the changes the Board made are better or worse and determine if more signage is needed directing people to the available parking. At the EDC meeting it was commented about the parking change. Ms. Buono commented that the Board has since established an area for overnight parking that now leaves the parking area on Main Street open for those who shop in that area. Selectwoman Campbell asked what the comments about parking at the EDC meeting were, not enough signage or not enough parking. Mr. Tardiff said both, and at the next EDC meeting he will address the parking utilization study.

4. MEETING MINUTES

Chairman Bailey made a motion to approve the meeting minutes dated March 26, 2025. Selectman Pelletier seconded the motion, the motion passed.

5. MANIFEST

Chairman Bailey made a motion to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll Check numbers 20058 – 20082 a/k/a Vouchers 14 & 15 in the amount of

\$224,153.90 (includes 213 direct deposit stubs) and Accounts Payable Check numbers 033647 – 033708 a/k/a Voucher 12 & 13 in the amount of \$295,115.11. Selectman Pelletier seconded the motion, the motion passed.

6. CONSENT AGENDA

Chairman Bailey made a motion to approve the Consent Agenda for April 9, 2025. Selectman Pelletier seconded the motion, the motion passed.

- Revised Assessing Contracts (general and revaluation) to include suggested language from DRA
- Veterans' Tax Credit (Standard) – Map 24 Lot 108
- All Veterans' Tax Credit – Map 7 Lot 6
- Elderly Exemption – Map 23 Lot 134
- Intent to Cut – Map 7 Lot 196 2nd NH Turnpike
- 2024 Community Revitalization Tax Relief Incentive (79E) – 2 West Main Street; 2 Bridge Street; 8 Bridge Street.

7. FIELDSTONE ENGINEERING – AVANRU DEVELOPMENT

Chad Branon from Fieldstone Engineering representing Avanru Development. Discussion will be about phase II development north of the existing work force housing (219 W. Main St.). Fieldstone designed the entire site and made a submission to the Planning Board for 80-unit senior housing, 24 units for condos on the east side, 30 units for condos on the west side and an area for a community center and single-family lots on the remainder. There were department reviews on this submission and Fieldstone received a letter from the water & sewer commission that outlined a fee schedule that was substantially different from what was experienced from the first phase. Fieldstone has been working on negotiating those fees with the commissioners and was unsuccessful.

The connection fees for the next phase are close to \$200,000 plus the infrastructure cost which will cost anywhere from \$400K to \$500K. Mr. Branon said his firm tried to work with the commission on some relief on the connection fees because if the water is connected up to Harvey Way there is a benefit to the community, but the commission was looking at utility by utility and the higher connection fee is on the sewer side resulting in the project not being able to align with the commissions fees. The water commission essentially said the project doesn't have to connect to their utilities and maybe Fieldstone needs to look at alternatives. Mr. Branon feels it's unfortunate that they couldn't work things out with the commission. The alternative is a septic system that will eliminate the 20-unit condo project because of its size and the required nitrate setback which a portion of that set-back extends over town owned property. An easement would be needed for the nitrate set-back of about 2.5 acres. This would allow for the first building to go in, the remainder of the site is being reevaluated. Mr. Branon feels the condominiums will not be built in this new plan either. Right now, the plan is an 80-unit elderly housing, single family lots and the community center. The first step is obtaining an easement from the town, if that cannot be done, the project may not be able to move forward.

Selectman Pelletier asked Mr. Branon what he was expecting in fees. Mr. Branon said the connect fee for the current building was \$7,500 for sewer and water. The water connection is still \$7,500 per building, the sewer fee is now by gallons which changed the cost significantly. The proposal to the commission was to waive a good portion of the sewer connection fees because of the water interconnection, and that would have been a mutual benefit. This would be the secondary service

to the downtown area that the commission does not have. Selectman Pelletier asked Mr. Branon if he still plans on doing that. Mr. Branon said no, we are not working together anymore with the commission.

Ms. Buono asked Mr. Branon what the cost is regarding the water interconnection. Mr. Branon said a letter was submitted to the commission on January 10th. The water portion of the infrastructure amounts to about \$190,000 and said Fieldstone would put the water infrastructure in, the commission waives the sewer connection fee and the inflated service fees are paid forever but the commission would not budge. The only thing the commission would do is waive the water connection fee which was \$22,000.

Selectman Pelletier asked Mr. Branon when he needs a decision on the easement. Mr. Branon said as soon as possible so the project moves forward.

Selectman Pelletier asked if this plan goes through will the community center still happen. Mr. Branon said the commission basically said to use that land for the community center for the septic fields. The project dynamics have been changed because of the commission. The commission is not willing to negotiate.

Riche' Colcombe said the water commission is killing the community center because it's dependent on the transfer of the property from the current owners to the developer. The developer would be donating the land for the center.

Selectman Pelletier said it seems like the water commission is nickel and diming everything they can because of the infrastructure issues we have with sewer, and they don't really care about new development. He said the commission has come to the town to help them with the Whittemore project and the town has got nothing in return.

Chairman Bailey made a motion to approve the request for an easement for the nitrate set-backs region. Selectman Pelletier is not sure the Board should grant this easement without first meeting with the commission. Mr. Branon said he will make a commitment to the Board to try to meet with the commission again to revisit their original proposal. Selectman Pelletier said the only way to get the commission to change their mind is if the Board puts pressure on them. It was agreed that the commission does not care, and the Selectmen have no influence over the commission. Selectman Pelletier seconded the motion, the motion passed.

8. RSA 79-E

The Board reviewed the value of the buildings that fall under RSA 79-E for 2 & 8 Bridge Street and 2 W. Main Street. These values will stay in place for up to 5 years.

- 8 Bridge Street will hold a value of \$105,100
- 2 Bridge Street will hold a value of \$153,800
- 2 W. Main Street will hold a value of \$211,500

9. TOWN PROPERTY ON FIREFLY LANE

Ms. Buono asked permission to sell a town property that has previously been offered for sale by the Town a couple of times. She said that Map 16 Lot 110 on Firefly lane had been offered to abutters in the past, as well as placed out during a sealed bid process but both times it did not sell.

There are now new abutters who have expressed their interest in the property for the purpose of additional land to cover setbacks for a septic system. Ms. Buono said if the Board approves, she will contact the assessors in order to get a current market value for the property. The Board agreed to sell the property to the abutter.

10. FIRE DEPARTMENT RECOGNITION AWARD

Ms. Buono said that the Fire Department will receive a recognition award for rescuing a child stuck in a boulder at Weidiko last year. She said the ceremony is part of an annual event and will take place 1:00 pm at the Capital Center of the Arts on Sunday, April 13th. She said she will be attending. Chairman Bailey said he may be able to attend as well.

11. ASSOCIATED ELECTRIC PROPERTY – DEMOLITION

Ms. Buono met with the Department of Environmental Services and Sanborn Head. Documents were finalized for going out to bid for the demolition of the buildings. The bid will include disposing of any materials inside the buildings. The bid documents will break out the buildings, and if the cost is over \$250,000, which is the amount of the grant that was received, at least the remainder of costs will be known. She said she contacted the Road Agent and asked that he remove anything he wanted to use from building one. Ms. Buono said she also filed for an extension to spend the funds just in case they are not able to have the removal completed by the end of June.

12. NONPUBLIC SESSION

Chairman Bailey made a motion to go into nonpublic session at 7:54 p.m. under RSA 91-A: 3 II (c) Reputation. Selectman Pelletier seconded the motion. Roll call vote: Bailey – yes, Campbell – yes, Pelletier – yes. The motion passed.

In attendance: Chairman Bailey, Selectwoman Campbell, Selectman Pelletier, Town Administrator Laura Buono

Issues regarding individuals dealing with a proposed project in Hillsborough were discussed. Concerns were expressed about these issues, and it was decided that to address them, verification as to whether the information is accurate needs to happen first.

Chairman Bailey made a motion to come out of nonpublic session at 8:23 p.m. Selectman Pelletier seconded the motion. Roll call vote: Bailey – yes, Campbell – yes, Pelletier – yes. The motion passed.

13. KNAPTON BUILDING (22 SCHOOL STREET)

Chairman Bailey said the sale price for the building that he had mentioned previously, is \$400,000.

Meeting adjourned at 8:30 pm

A true record
Mary Whalen
Recording Secretary

Date: _____

Approved by:
Hillsborough Selectboard

James C. Bailey, III, Chairman

Iris Campbell, Selectwoman

Richard Pelletier, Selectman