

EDC Meeting Minutes 9/17/25

Approved:10/15/25

8:05 am to 8:55 am

Chairperson: Rich Pelletier

Vice Chairperson: Keith Cobbett

Commission Members: Riché Colcombe, 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: Dana Clow

Excused: Riche' Colcombe,

Guests: Mike Tardiff of Central NH Regional Planning Commission

Rich Pelletier opened the meeting at 8:05 am.

Minutes 6/18/25

8/20/25

Susanne White made a motion to approve both sets of minutes. Laura Buono seconded the motion. The motion carried unanimously.

Mike Tardiff was here to discuss the implementation of the Economic Development Plan. Specifically developing an Economic Revitalization Zone.

Craig Tufts of CNHRPC is working with the Conservation Commission on their trail maps and the development of a Trails Committee.

The Economic Development Zone is a break on business profits or business enterprise tax for an employer if they hire full-time equivalent staff and make an investment in capital. It stacks on top of other tools like 79E, and the Commercial Industrial Tax Exemption but it's another way to wave the flag to come to Hillsborough. We are using all of the tools that we can.

His concern is that the ERZ has not had as much support in NH as he would like. It is \$825,000.00 in tax credits across the state.

Mike Tardiff talked about the state walking communities through the process. He described the ERZ program. It's identifying commercial and industrial parcels that can be classified as vacant or underdeveloped. You can have a Sylvania in the middle of an area where it is undeveloped on either side.

The first step of implementation is to identify some zones.

Kim Opperman asked about the demand and if they had more money, would they use it.

Mike Tardiff said they use what is available every year. Basically, everyone gets 40% of what they ask for every year.

Dana Clow asked if there was a downside to this.

Mike Tardiff said no, because you can either use it or not. He reviewed the approval process.

He recommended Briget come to a meeting with the property owners and the EDC to present and explain the process. This would be a night meeting.

Mike Tardiff presented the first draft of the ERZ properties.

Mike Tardiff said his plan is to come with 4 ERZ's next time and we can sit down with Laura and Robyn with specific questions to vet it one more time. We want to have it pretty much locked down by next month and absolutely locked down before the selectmen see it. The goal is to identify a time frame so we can get Bridget and the property owners on the calendar so that is maybe the November meeting.

Mike Tardiff announced the GACIT which is DOT's 10-year plan. This is where we talk about Henniker Street and the 10-year plan. He will get the dates for the hearings.

Susanne White made a motion to adjourn. Laura Buono seconded the motion.

Meeting adjourned 8:55 am

Respectfully submitted,

Robyn Payson, Planning Director