Economic Development Commission
Meeting Minutes
October 21, 2026

Approved

8:04am-9:05 am
Present:
Chairperson: Rich Pelletier, BOS Selectman
Vice Chairperson: Dana Clow, W&S Commissioner
Commission Members: Kim Opperman, Jennifer Schamel, Keith Cobbett, Riche Colcombe, Bob Nash
Town Administrator: Laura Buono
Planning Board: Susanne White
Chamber of Commerce: Amanda McDonald

Absent: Robert Nash

Public: None

Guest: Mike Tardiff, Central NH Regional Planning Commission (CNHRPC)

Chairman Pelletier opened the meeting at 8:04 a.m.

Minutes: Susanne White made a motion to approve the meeting minutes of September 16, 2026. The motion was seconded by Jennifer Schamel. A vote was taken. Motion passed with Jennifer Crawford abstaining.

Chairman Richard Pelletier said he would welcome agenda ideas. He said the members should e-mail him with their suggestions. He asked that they be submitted by the Friday before the meeting by noon.

Recap pf RSA 79E and Commercial Industrial/ERZ workshops

Mike discussed the workshops. He did the 79E workshop with Robyn and Matt Monahan did the Commercial Industrial (72:81)/ERZ workshop. There was discussion about youtube videos to add to the website.
Dr. Tom Bara was at the 79E workshop and expressed interest. Bonnie Morse was at the Commercial Industrial (72:81)/ERZ workshop and she presented a hypothetical about building a storage barn for her business. That would be covered by 72:81.

Jennifer Schamel said it was for people thinking outside of the box.

Review of potential Henniker Street TIF Scope and Budget

Mike Tardiff wanted to talk about improvements on Henniker Street to Preston Street which is now in the DOT 10 year plan. This would be a "complete streets" project. It is eligible for federal

aid but a match would need to be raised. He said that only get's us to Preston St. that leads to Old Henniker Road that has water and sewer. Mike handed out maps to show the sections that include the gateway area. He wanted to have the conversation from the EDC perspective and then move forward with the Planning Board.

There was discussion about the ERZ zones and the gateway zones.

There was discussion about the properties included in the ERZ zones

Mike Tardiff explained that the ERZ was for vacant or underutilized properties.

Mike said they can go back and identify each parcel and come back with a proposal.

Mike said as long as it's signed off by December 31st anybody would be eligible for this tax year.

There was discussion about sidewalks in the Henniker St. complete streets program.

There was further discussion about potential ERZ parcels

Kim Opperman brought up the junk yard next to Livingston's.

Mike Tardiff said zoning changes create the opportunity to change things.

Mike Tardiff brought up Electric Vehicle Charging stations. There are grants available. He asked if the EDC thought that was something the Town should move forward with. Proposed locations were discussed including the Paige lot. The Select Board will be the ones who decide to pursue this.

Water and Sewer

Chairman Richard Pelletier brought up the meeting with the Water and Sewer department and their System Development Charge that they introduced a year and a half ago. Dana Clow said so far they have collected $29,700.00 and there is some feeling in town that this charge is stunting our growth because it dramatically increases some of the costs, connection fees to sewer. We talked about that for 45 minutes at the last meeting. He said his question is after 45 minutes of discussion, do we feel that it is stunting our growth? Do we not feel it is stunting our growth or do we not have enough information?

Riche' Colcombe said she didn't think they have enough information. She asked if they knew how many applications were turned in and how many were or were not approved? How many withdrew vs how many moved forward?

Dana Clow said he didn't have that answer. It's not a significant number but we have been made aware of people who have not moved forward on applications that did come to the Planning Board and might have been approved and it came to water and sewer and then it went no further and understanding there were concerns of the cost.

There was discussion about water/sewer fees and their effect on development.

Budget

Riche' Colcombe asked if the EDC was going to have input on the EDC budget.

Robyn Payson said it was a line item in her budget.

Rich Pelletier said they could talk about it.

Town Report

There will be discussion about writing the EDC report at the next meeting.

Adjournment: The meeting adjourned at 9:05 am

Respectfully Submitted,

Robyn Payson, Planning Director