

Rte. 108 Corridor Study Committee Meeting Minutes
November 9, 2017
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue

MEMBERS PRESENT

Joe Lovejoy (Chairman, Selectman's Representative), Nate Merrill, Maria Stowell, Dick Swett

MEMBERS ABSENT

Melissa Currier, Lucy Cushman, Roger Groux

STAFF PRESENT

Paul Deschaine (Town Administrator), Tavis Austin (Town Planner)

MEMBERS OF THE PUBLIC

John Boisvert and one other were in attendance.

CALL TO ORDER

The Chair called the meeting to order at 7:08

ACCEPTANCE OF MINUTES

Swett moved and Lovejoy seconded a motion to accept the minutes of September 28. Passed by unanimous vote.

DISCUSSION WITH ARNETT DEVELOPMENT GROUP (ADG) CONCERNING TAX INCREMENT FINANCING (TIF) GEOGRAPHIC COVERAGE AND ALLOWABLE TIF EXPENDITURES

Stuart Arnett led the discussion using power point slides. The presentation included three topics:

1. Update.
ADG has been engaged to develop a TIF Plan. The final report will be completed by the end of the year and a proposal will be presented to the Board of Selectman in January.
2. Proposed Area Limits
Exiting Conditions/Projected Costs
Revenue Scenarios
Arnett showed a map with three suggested TIF areas labeled A, B, and C. There were suggestions regarding adding areas.
More information is needed regarding water and sewer alternatives and costs. John Boisvert and the Public Works Committee are working on this. Phasing is a good idea and will help keep project within manageable scopes. Question was raised regarding other infrastructure that could be a part of TIF. There seemed to be general agreement that TIF should be dedicated to water, sewer, and stormwater.
Sources of revenue including TIF allocations and hookup fees were discussed. The committee reviewed a spreadsheet identifying the lots in each area and scenarios of how property values might rise if water and sewer were provided.
3. Next Steps

Committee will need to delineate area limits, refine costs, and develop a revenue plan.
Design work could be part of the TIF.

MEETING HANDOUTS

Map with proposed area limits and spreadsheet with assessed value scenarios. (These were also contained within the power point.)

NEXT MEETING

November 30, 7:00 pm.

ADJOURNMENT

Merrill moved and Stowell seconded a motion to adjourn at 8:56 pm. Passed by unanimous vote.

SUBMITTED BY

M Stowell