

EXETER PLANNING BOARD

MINUTES

MAY 23, 2013

Chairman Ken Knowles called the meeting to order at 7:00 PM in the Nowak Room on the above date.

PRESENT: Chairman Ken Knowles, Selectmen's Representative Frank Ferraro, Members: Katherine Woolhouse, Alternate Members: Clerk Lang Plumer, Kelly Bergeron and Pete Cameron, and Town Planner Sylvia von Aulock. Beth MacDonald, EDC Representative and Dan Chartrand, Selectmen's Rep. to the EDC were also present.

There being no public hearings scheduled for this meeting, the Board was provided with a presentation on the ***Tax Increment Financing (TIF) District*** proposal currently being reviewed by the town.

Town Planner Sylvia von Aulock and Economic Development Commission representatives Beth MacDonald and Selectman Dan Chartrand addressed the Board and a PowerPoint presentation was provided.

The proposed TIF program recommends a series of improvements to the central area of downtown Exeter including specific areas of Water Street, Chestnut Street, and Franklin Street. These improvements are being recommended to improve property values, increase investment in the downtown, create safer traveling environments, and enhance overall downtown appearance. By making these improvements, Exeter will be in a position to attract new businesses, retain existing businesses, and increase its commercial and residential tax bases.

This project was discussed by the Board of Selectmen at their January 28, 2013 meeting, with direction given to form a group to review the potential for the Downtown Area TIF. The subcommittee composed of Economic Development Commission members, Planning Board members, Selectmen, Town Manager, Town Planner, Code Enforcement, and Assessing has been meeting regularly to evaluate the potential for establishing such a district to make future improvements in the central downtown area of Exeter. It was also noted that information regarding the proposal was available on the Town's website.

Chairman Knowles asked if the Board had any questions. Mr. Plumer asked for clarification as to how the funds would be acquired. Ms. MacDonald explained that any incremental tax increase to properties within the proposed district (over and above the tax base at the time the district was created) would be captured to fund

Board discussion ensued with Selectmen's Representative Frank Ferraro suggesting that the "cons" of the proposal also be reviewed and evaluated to provide for a more balanced study.

There being no further questions from the Board, Chairman Knowles opened the meeting for public comment.

OTHER BUSINESS

APPROVAL OF MINUTES: None

TOWN PLANNER ITEMS - None

REPORTS ON "OTHER COMMITTEE" ACTIVITY - None

CHAIRMAN'S ITEMS

Chairman Knowles initiated a discussion about the status of Board members. He indicated that Ms. Sideris had requested to alter her status to an alternate member due to her current job workload. He noted that by doing so, it would create two (2) 'regular' member openings. He inquired if any of the current alternates would like to change their status to a 'regular' member; Ms. Bergeron and Messrs. Plumer and Cameron expressed interest. Chairman Knowles indicated that he would speak with Ms.

These Minutes are subject to possible corrections/revisions at a subsequent Exeter Planning Board meeting.

McEvoy regarding the status of board member terms and recommendations could be discussed at the next meeting.

There being no further business before the Board, ***Mr. Plumer moved to adjourn; second by Mr. Campbell. VOTE: Unanimous. The meeting was adjourned at 8:00 P.M.***

The next meeting of the Exeter Planning Board will be held Thursday, June 6th, 2013 at 7:00PM in the Novak Room at the Exeter Town Offices.

Respectfully submitted,

Barbara S. McEvoy
Deputy Code Enforcement Officer
Planning & Building Department

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