

## Final Minutes

### Exeter Board of Selectmen

February 23, 2015

#### **1. Call Meeting to Order**

Chairwoman Julie Gilman called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices building. Other members present were Vice Chair Dan Chartrand, Selectwoman Nancy Belanger, Selectwoman Anne Surman, and Selectman Don Clement. Town Manager Russell Dean was also present.

#### **2. Board Interview – EDC, River Study Committee**

The Board conducted interviews in the Wheelwright Room at 6:45 pm.

Chairwoman Gilman moved right to Proclamations/Recognitions, recognizing Don Briselden as a great Exeter volunteer. The 2014 Annual Report was dedicated to Don Briselden. Mr. Briselden thanked the Board. The Report tells of great history and heritage in Exeter. He read a quote from the Report, which was about being a volunteer in Exeter. He shared his dedication with all the volunteers for the town.

#### **3. Bid Openings/Awards**

None.

#### **4. Public Comment**

Chairwoman Gilman said they would be talking about the TIF later in the meeting. The public hearing is on the TIF district plan. She suggested any zoning ordinance comments be talked about in Public Comment and not when the TIF comes up in the agenda.

Beth Dupell thanked everyone for Articles 12 and 13, which pertain to the sidewalks. She told everyone how this is a safety issue, not for beautification. It is important that the sidewalks get fixed. Mr. Briselden seconded these comments. He said that the EDC has endorsed both articles and particularly the brick enhancement.

#### **5. Minutes and Proclamations**

##### **a. Proclamations/Recognitions**

See above.

## **b. Regular Meeting: February 9, 2015**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to accept the minutes of the February 9, 2015 BOS meeting, as respectfully submitted by Nicole Piper, recording secretary. Motion carried – all in favor.

## **6. Appointments – ZBA, River Study Committee**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to appoint David Mirsky as an alternate member to the Zoning Board of Adjustment. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to appoint Ian Smith to the Exeter Economic Development Committee. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to appoint Frank Ferraro to the River Study Committee. Motion carried with a 3-1 vote, and Belanger abstaining.

## **7. Discussion/Action Items**

### **a. New Business**

#### **i) Epping Road TIF: Continued Public Hearing**

Chairwoman Gilman said they are continuing the meeting hearing from two weeks ago.

A friend of Kathy Corson read a letter from Ms. Corson about her feelings on this TIF district. She said she supports the idea of a TIF, but she does not support the TIF on this year's ballot. She said it is imperative to plan properly. They need to start by defining economic development. She said two of the largest parcels in this TIF district do not have water/sewer and will have many residential properties. She has fears of relinquishing commercial property to residential. There needs to be a clear and precise plan. She thinks if they waited a year on this, there could be more jobs. She urged residents to vote no on all the articles pertaining to the TIF.

Bob Prior spoke, and said he doesn't believe commercial property should have been converted into residential. He said as Chair of the ZBA, he personally voted against this variance and argued against it. He is in favor of economic development but not in favor of this situation.

Jerry Hamel said he agrees with Mr. Corson about converting to residential. He said whether they approve the TIF or not, these things can still happen. He said in 2013 he presented the Board with 200 acres on Epping Road and nothing has happened. He said things aren't moving quickly here as people think. He said they have waited too long for this infrastructure. He is in favor of this TIF and hopes people will go out and vote for it. He said it is time to get this done.

Selectman Clement said the TIF with water/sewer will bring in many more developers that will actually compete with residential. He said without the TIF, residential could happen here anyways.

Chris Vaughn said when the cost of the road is added up it seems kind of speculative. She said payoff was mentioned as 20 years, so we realize tax relief after this is paid off. She said they need to look at when the benefits will happen. She said things feel incomplete to her. She does not think this looks like a positive for taxpayers right now.

Mr. Dean said the breakeven point is \$23 million of the assessed value. He said the assessed value does not exist right now. They have put a \$132 million estimate on the work Mr. Winham has done. He said if development occurs, the town will tax and revenue is brought in.

Karen Prior urged voters to separate the article pertaining to TIF. She said they all work together, but are different.

Harry Thayer said the industrial park on Epping Road has been successful and brought in revenue. He supports all three articles about TIF.

Dave Wilson, Exeter resident, asked how many studies were done on the overpass. He wondered if there has been a study done on Brentwood Road, the funeral home, and the schools. He is concerned about traffic and all the anticipated traffic the TIF will cause. He thinks with the traffic, all the residential talk will be a big mistake. He said traffic will be backed up. He thinks they should take a year on the TIF. He talked about his experience with this, and said he lives in the area of the TIF and already sits in traffic as it is. Selectman Clement said very often when a large project like this comes before the Planning Board, they require a traffic study to be done. Mr. Wilson said there should have been a study done when the area was switched from industrial to commercial. He said he likes the idea of the TIF, but said they have waited long enough and they could wait another year. Selectman Clement said traffic is always an issue, and it is an issue that can be overcome.

Mr. Winham said he has been saying the same thing all the time. He said residential will be ZBA's call. He said the TIF is a tool to cultivate economic development. He said folks need to

look at the positive here. He said they are proposing to use this tool for the building of the infrastructure, water and sewer. He said they are doing this to develop smart, sustainable parcels. Mr. Dean wanted to remind everyone that the road, water and sewer improvements are not paid by the taxpayers.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to close the public hearing. Motion carried - all in favor.

Selectwoman Surman said she has heard a lot about delaying this from the public. She reminded everyone that the process will still be the process. Each development will be looked at in terms of traffic and other specifics. She supports the TIF. The Board is who urged Mr. Winham to do this TIF work. The TIF will provide jobs. This TIF will provide the infrastructure to get developers in there.

Vice Chair Chartrand said this is a great discussion. He does not think this TIF is something that is being pushed too far too fast. He said that every Selectboard member he has every worked with all agree that this is the right thing to do. He said they do need to develop their tax base. He said there are a lot of great points about how this will not work, but they are in a great position to embrace this and get what is wanted. He thinks the TIF is going to be a huge success.

Selectman Clement wanted to reiterate his support for the TIF. He said this is not just about bringing in tax revenue (which he said is important), but also about bringing job opportunities which will bring in younger families. He thinks delaying this for a year will bring them to next year delaying it again and missed opportunities.

Chairwoman Gilman agreed with the Board. She also supports the TIF. She wanted to reiterate what Selectwoman Surman said about the process. She said there is a plan. Concerns will be brought up in each process. She said issues need to be brought up at the Planning Board as well. She gave her endorsement for these articles.

## **ii) Quarterly Financial Report**

Doreen Ravell presented the Quarterly Report, saying this report would consist of review of 2014. She said in the General Fund, the property tax revenue is up 1.8% over 2013. She said motor vehicle permit fees are up 12% or \$255,000. Building permits and fees are up 17%. Other permits and fees are up \$19,000 over the previous year. Meals and Rooms is up 9%. She said there is more money in the Highway Block Grant. Income from departments is up 4.5%. Interest income is down \$759. There was a sale of a deeded property on Exeter Road for \$56,000. The HealthTrust refunds are at \$208,000 versus \$328,000 last year.

Ms. Ravell went on to the General Fund expenses. General Government had a slight increase of \$2600. Legal had a \$22,000 decrease. Finance had a decrease in assessing of \$8200, but overall is up 1.6%. Planning and Building had a 10% increase, but she said it will go down in 2015. Economic Development had an increase of \$46,000. Police and Fire are up, as the extra payroll week was factored in. In Public Works, snow removal went over in 2014. The ending fund balance was \$4.2 million. Mr. Dean said overall 2014 was a tight year.

Ms. Ravell went on to the Water Fund. Overall, there was a 2% or \$38,000 increase in revenues over last year. Expenses are about 15% higher than last year. The ending fund balance is \$1.5 million.

Next, Ms. Ravell went on the Sewer Fund. The fund got a grant, adding an additional \$6000. There was an 8% increase in revenue over last year. The ending fund balance was \$1.49 million. There was discussion about over spending in the sewer fund. Money had come out of reserves.

In the Recreation Revolving Fund, there was a slight decrease over last year. There was \$489,000 in total revenue. The ending fund balance was \$81,442. Mr. Dean said the pool resurfacing will take place this spring. In the Cable TV Revolving Fund, there was a profit of \$41,480. The ending fund balance was \$160,167. Next, was the Ambulance Revolving Fund. The revenues in this fund decreased by \$52,000. The ending fund balance was \$105,581. The net income decreased 27%.

Ms. Ravell next talked about the Property Tax/Liens Receivable. She said that as of 12/31/14, 97% of the 2014 property taxes billed of \$40 million were paid. On Water/Sewer Receivables, Selectman Clement asked if they are collecting on that one outstanding sewer bill. Mr. Dean said yes and he is working on something to bring to the Board in regards to this.

#### **b. Old Business**

There was no Old Business.

### **8. Regular Business**

#### **a. Tax, Water/Sewer Abatements & Exemptions**

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve the following Veteran's Credits, both for \$500.00, for the following map/lot/units: 68/6/632 and 87/8/A-12. Motion carried - all in favor.

A Motion was made by Selectwoman Surman and seconded by Vice Chair Chartrand to approve the denial of an Elderly Exemption for map 28, lot 20. Motion carried - all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve an Elderly Exemption for map 64, lot 105, unit 6, in the amount of \$152,251. Motion carried - all in favor.

**b. Permits & Approvals**

There were no permits or approvals.

**c. Town Manager's Report**

Mr. Dean waived his Town Manager's Report.

**d. Committee Reports**

Selectwoman Belanger had nothing to report.

Vice Chair Chartrand reported an EDC meeting on March 3.

Selectwoman Surman had a Swasey Trustees meeting on February 4.

Selectman Clement had a Planning Board meeting and a Rockingham Planning Committee meeting.

Chairwoman Gilman reported no meetings. She reminded everyone of a meeting about the dam removal on the 24th at 6:30pm at the Exeter Historic Society.

**e. Correspondence**

The following correspondence were included in the packet:

- A letter from the American Independence Museum
- A letter from the REDC announcing a series of informative public visioning workshops coming in March.
- A letter to Paul Scarponi from Doug Eastman regarding a Waiver Request from Section 701.5 of the Exeter Town Ordinance.

**9. Review Board Calendar**

The next BOS meeting will be March 9, 2015.

**11. Adjournment**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to adjourn the meeting at 9:11pm. Motion carried - all in favor.

Respectively submitted,

Nicole Piper  
Recording Secretary