

**TIF Advisory Board**  
**Meeting Minutes**  
**December 9, 2015**

Board convened at 7:30 AM in the Economic Development Office at 10 Front Street.

Members met each other.

Present: Jon Shafmaster, Nancy Belanger, Mike Lampert, Darren Winham, Tom Monahan

Discussion:

Mixed use opportunity in the TIF District. Winham noted that the EDC was in favor of seeing an article on the ballot that would allow mixed-use development including residential in the C-3 Zoning District, preferably some distance away from Rt. 27 and that that buffer would allow for commercial use only. This was well received by Committee.

Tom stated that he has owned the Garrison Glen properties on Continental Drive (which abuts on the northeast border Kevin King's 63 acres) for 15 years waiting for the right market. His concern is that if his abutting parcel were to have trucks on it operating 24 hours a day that it might be anathema for residents. He noted that he had this happen previously on another parcel in another town. Tom stated that he is not against the use change and that if he had Mr. King's property he might consider the same use, but that he'd prefer not to see residential on Mr. King's site until he received Planning Board approval for a commercial project on the abutting parcel.

Funding TIF infrastructure was discussed. Members bandied about the notion of a developer paying for the initial infrastructure if the TIF fund didn't have enough resources by the time a potential project needed the water/sewer/road. In such a situation, the developer would front the initial cost and then be reimbursed by the TIF fund as it grew.

Monahan moved to adjourn, Lampert seconded.