

**Town of Boscawen
Economic Development
Municipal Building
FINAL MEETING MINUTES
Tuesday, February 15, 2022 at 5:30 PM**

Present: Barbara Randall—Vice Chair; John Porter; Lorrie Carey —Ex-Officio; Adele Sanborn, Caroletta Alicea

Excused: Mason Donovan — Chair

Staff Present: Kellee Jo Easler—Planning & Community Development Director; Mike Tardiff, Executive Director —Central NH Regional Planning Commission; Kearsten O'Brien— Deputy Planning & Community Development Director, Kara Gallagher- Deputy Planning and Community Development Clerk

Vice Chair Randall opened the meeting at 5:30 P.M.

Mrs. Adele Sanborn motioned to accept the minutes as presented. Mr. John Porter seconded. All in favor. None opposed.

Deputy PCD Director O'Brien presented Ms. Rose Culver to the Economic Development Committee. She said that Ms. Culver is a Commercial real estate agent who will be speaking about what drives business owners to put their business in specific towns and cities and what commercial developers look for when purchasing a property. Ms. Culver introduced herself to the EDC. Ms. Culver asked why the EDC now is pushing for commercial rather than residential. CNHRPC Director Michael Tardiff said being in the sixth year of the ten year King Street Redevelopment Plan and zoning changes that have happened, now is a good time to focus in on commercial property. Ms. Culver asked if the zoning changes had already happened. CNHRPC Director Tardiff said yes, they were completed a few years ago. Ms. Culver said she was surprised after reading the zoning ordinance that you could put single family homes within a commercial zone. She said it seems a little problematic if they want to focus on commercial. CNHRPC Director Michael Tardiff said the thought behind that is mixed used. Ms. Culver said one of the biggest things when looking in towns and cities is if they are going to be friendly or if they are going to make it difficult to approve the use of the business. She said her conversations when working with the Town of Boscawen have been great but there are areas that make it difficult. Flexibility and consistency within the town are huge selling points to commercial buyers. Ms. Culver said one thing that New Hampshire needs more of are warehouses. She stated that the Commercial Real Estate Board and the EDC can send a representative to, she believes, either Derry or Londonderry's EDC to attend the monthly meetings. Ms. Culver asked what the Town was lacking for business. Deputy PCD Director O'Brien said restaurants and lodging. We have great resources such as the rail trail and nowhere other than a restaurant that are open half the year and one that is open year round. There also is minimal places to stay especially when there are events, such as weddings, people may have to drive towards Concord or further

North. Ex-Officio Carey suggested conference space and low impact business that provide good paying jobs where individuals could live and work locally.

Ms. Culver asked the EDC to speak more on the natural resources. Ex-Officio Carey said she believes that Boscowen is a river side community; we have Walker Pond and two Town Forest which allow for fishing, hiking, snowmobiling, and hunting. With the EPA grant in place to clean up the old tannery building on Commercial Street that will make for great developable property. Ex-Officio Carey said it is also great that the Town adopted the ERZ and will be bringing 79-E to Town Meeting. Ms. Culver said meeting with many commercial real estate agents as you can is great because you never know who they may have looking for commercial property. Mrs. Sanborn said another thing that the EDC had talked about was having a developer's day. PCD Director Easler said that her department has been very proactive with developers and we encourage them to ask as many questions as possible and are happy to sit down and meet with them in person.

CNHRPC Director Michael Tardiff spoke on behalf of 79-E that will be on the Warrant to be voted on at Town Meeting. 79-E can help someone within the village district if they wanted to do substantial rehabilitation to their property. The incentive would allow, if approved by the Select Board, the individual's valuation of their property to stay the same for up to five years. The Select Board has the right to deny the individual if they do not see a public benefit. The Select Board also has the decision of the length of the break of valuation. It is not for a private improvement; it has to have a public benefit associated with the project. Deputy PCD Director O'Brien asked if the recommendation would come from the EDC to the Select Board. CNHRPC Director Tardiff said that will be in the decision of how the procedure will go to apply for 79-E. Vice Chair Randall asked when you say substantial are you talking monetary. CNHRPC Director Tardiff said \$75,000 or a certain percentage of the project.

Deputy PCD Director O'Brien said that she believes it would be a good idea for the EDC to have their own Facebook Page. Other Towns who have an EDC have one and share helpful information to businesses. Ex-Officio Carey said there is a lot of information that can be put on the Facebook Page. Vice Chair Randall asked the business owners in the audience how they like to get their information. They agreed that Facebook is a good platform to use. Vice Chair Randall said we can discuss the Facebook page topic on the next agenda.

Vice Chair Randall said Mr. Porter and Ms. Alicea terms are expiring and asked if they would like to be reappointed. Mr. Porter said he would like to be reappointed. Ms. Alicea said she would like to be reappointed as an alternate member.

Vice Chair Randall motioned to reappoint Mr. Porter for a three year term as a regular member and Ms. Alicea as an Alternate Member. Seconded by Ex-Officio Carey. All in favor. None opposed.

Deputy PCD Director O'Brien asked the committee members to think of places that are tax exempt but maybe willing to do a PILOT (Payment in Lieu of Taxes) program.

The next meeting will be held on March 7th, 2022.

Ex-Officio Carey motioned to adjourn. Seconded by Mr. Porter All in favor. None opposed.

Respectfully submitted by Kearsten O'Brien.