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3 **Town of Boscawen**  
4 **PLANNING BOARD**  
5 **Boscawen Municipal Complex**  
6 **WORK SESSION MINUTES**  
7 **Tuesday, October 20, 2020 at 2:00 PM**  
8

9 **Present:** Mark Varney – Chair; Frederick Reagan - Vice-Chair; Lorrie Carey - Ex-Officio,  
10 Kellee Jo Easler- Planning and Community Development Director, Alan Hardy- Town  
11 Administrator, Kearsten O’Brien- Recording Secretary  
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13 **Excused:** Rhoda Hardy, Barbara Randall, Roberta Witham, Gary Tillman, Loren Martin-  
14 Alternate, Paul Dickey - Alternate Ex-Officio  
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16 Chair Mark Varney opened the Work Session at 2:00pm.  
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18 Chair Varney read off the Covid-19 Public Meeting Notice of Telephonic Meetings, which reads  
19 as follows: In light of the state of emergency declared by the Governor on March 13, 2020, and  
20 to respond to the COVID-19 pandemic, the chair has determined that an emergency exists and  
21 that accordingly, until further notice, (a) members of the board may attend all board meetings  
22 telephonically, without the physical presence of a quorum; and (b) members of the public who  
23 wish to participate in hearings may, on request, participate telephonically or submit comments in  
24 writing to be included in the record of the hearing.  
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26 Roll call completed by Kearsten O’Brien.  
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28 **New Business:**  
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30 Mike Tardiff spoke about the different Economic Development Tools that are available to the  
31 Town. The first being the Economic Revitalization Program which has been extended until 2028.  
32 The program consists of a two page application that allows for a break in the business profit tax  
33 or business enterprise tax. The incentive amount is up to \$825,000. If someone were to apply  
34 right they would be receiving about fifty cents on the dollar, on their business profit tax. To  
35 qualify it needs to be an area of commercial property that is under-utilized or vacant. Mr. Tardiff  
36 suggested Commercial St and Valley of Industry as two possible areas. If the Town would like to  
37 apply for the Economic Revitalization Program they would want to get in touch with Bridget  
38 Beckwith at the division of Economic Development. If the Town were to be approved it would  
39 receive the tax break for the following year.

40 The base year for the ERZ are within a calendar year. If the Town would like to submit an  
41 application this year it would need to be submitted by the last week in December. Ms. Lorrie  
42 Carey Suggested instead of Valley of Industry the area by Steenbeke’s. Town Administrator  
43 Alan Hardy said that would be a good area. Chair Varney and Vice- Chair Reagan agreed. Mr.  
44 Tardiff said he will work on the boundaries of Commercial Street and the area by Steenbeke’s  
45 used to be and KSD Condos. Chair Varney will bring the information to the Select Board once  
46 he receives the information from Mr. Tardiff and speaks to the Planning Board.

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48 The next tool that can be used is the Community Revitalization Tax Relief Incentive- NH RSA  
49 79-E. This tool has to be adopted at Town Meeting, the Select Board would have the authority to  
50 delay any increase in property taxes for owners who are within the zone of which the Tax Relief  
51 Incentive is designated to. It is designed to allow owners to replace or substantially rehabilitate  
52 their property. The goal of this incentive is to encourage rehabilitation and active reuse of the  
53 under-utilized properties. This would be a tool to eventually use on King St. Mr. Tardiff suggests  
54 to add it into the Economic Development Chapter and talk about it. It should have at least a  
55 years' worth of discussion before bring to Town Meeting.

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57 The third tool would be the Commercial and Industrial Construction Exemption. This is also a  
58 tool that needs to be adopted at Town Meeting. The tax exemption for a commercial or industrial  
59 use shall be a specified percentage on an annual basis of the increase in assessed value  
60 attributable to construction of new structures, and additions, renovations, or improvements to  
61 existing structures not exceed 50 percent per year. The maximum period for the exemption is 10  
62 years following the new construction, and only applies to municipal and local school property  
63 taxes. This would be another tool to talk about for a while and then eventually decide if the  
64 Town would like to adopt it. Mr. Tardiff suggested Commercial Street for this tool as well. Mr.  
65 Tardiff will specify this tool to the Mill District for now in the Chapter.

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67 The last tool and one of the hardest tools is the Tax Increment Finance (TIF) DISTRICT – NH  
68 RSA 162-K. It is the financing of public improvements with the incremental taxes created either  
69 by new construction, expansion, or renovation of a property within a defined area. This is  
70 another tool to add into the chapter to talk about and get familiar with the idea of the tool.

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73 **Adjournment: Motion made by Ms. Carey. Vice-Chair Reagan seconded. All in favor.**  
74 **None opposed.**

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  - **Next meeting will be November 10, 2020 at 6:30pm**

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78 *Respectfully submitted by, Kearsten O'Brien*