

Enfield Tax Increment Finance District Advisory Committee – Meeting Minutes

WHITNEY HALL CONFERENCE ROOM/MICROSOFT TEAMS

November 1, 2023

PLANNING BOARD MEMBERS PRESENT: Andrew Bernier (Chair, via Teams at first, then arrived in person), Benjamin Shapiro, Bruce Bergeron, Erik Russell (Select Board Representative)

PLANNING BOARD MEMBERS ABSENT:

STAFF PRESENT: Rob Taylor- Land Use and Community Development Administrator, Ed Morris, Town Manager

GUESTS: Bobbi Lynds (New Committee Member Nominee), Bob LaCroix

I. CALL MEETING TO ORDER:

Mr. Taylor called the meeting to order at 4.00 p.m., and members introduced themselves.

Mr. Taylor briefly introduced the new member nominee, Ms. Lynds. Her application to be part of the committee will be on the upcoming Select Board agenda to be appointed.

Mr. Morris arrived at the meeting at this time (approximately 4:10 p.m.)

Mr. Taylor gave an overview of the Town Increment Finance (TIF) district history, boundaries, and goals. The main goal is to increase development within the TIF district, to ultimately increase the district's tax role. He provided a handout to all attendees with current TIF projects, completed projects, and future projects/potential future projects.

II. APPROVAL OF MINUTES: August 30, 2023

Mr. Bergeron MOVED to approve the August 30, 2023 Minutes presented in the November 1, 2023 agenda packet as presented.

Seconded by Mr. Shapiro

** The Vote on the MOTION was approved (3-0).*

III. TIF PLAN WORK – ADDITIONS, MODIFICATIONS, AND SUBTRACTIONS

Members reviewed the list of current TIF projects.

Mr. Bergeron asked whether funds for approved projects must be set aside from the TIF fund.

Mr. Morris said that the projects were approved to be on the TIF plan. Projects would separately

41 be approved for funding if they are to move forward (by vote at Town Meeting). Mr. Morris also
42 said that projects on an approved plan like this can open up more possibilities for grant funding.

43
44 Mr. Bergeron asked if the committee's goal would be to put together a description of each
45 project ahead of Town Meeting 2024. Mr. Taylor and Mr. Morris stated that the descriptions
46 could be more "broad brush." They should include enough detail so that community members
47 understand the project's intentions but do not need to get into specifics.

48
49 Sidewalks near 20 Hands were discussed. Members agreed to expand the sidewalk plan to
50 include sidewalks throughout the TIF district.

51
52 TIF funding is combined within the regular town's budget as its own line item. If a project is
53 proposed at Town Meeting and approved, the cost would not affect taxes for community
54 members. There is a portion of the town report that highlights TIF accounting.

55
56 The intention with the TIF district is that the investment is made and paid for and that TIF would
57 have a sunset date, initially in 2020. It's currently been extended through 2032.

58
59 Mr. Bergeron suggested adding, for current and future projects, a value corresponding to how
60 well the project would meet the ultimate goal of increasing development in the TIF district and
61 ultimately increasing its tax role. He suggested a scale such as A, B, C, etc.

62
63 Chair Bernier arrived at this time (approximately 4:25 pm).

64
65 Public Library parking was discussed. Mr. Morris said he thought TIF funds could be used for
66 the parking (not the building). Mr. Russell also believed that this item included connecting the
67 Huse Park parking lot and the public library parking lot. Members agreed to clarify this intention
68 for the project.

69
70 Lighting was discussed. Some work has been done; however, further work could be done with
71 future developments. Lighting will stay on the list as an approved project and updated to
72 Lighting within the TIF district.

73
74 A water treatment facility was discussed. The McConnell well is used only as a standby or short-
75 term option (for firefighting needs) due to contamination, although the well is highly producing.
76 At one point a treatment facility was discussed to be able to use more of the water. Mr. Morris
77 suggested adjusting this project for a future review of expanding the municipal water system.

78
79 Members moved forward to review possible new projects.

80

81 Replace 1903 water lines was reviewed. Mr. Taylor said that these lines are mainly under Route
82 4 between Baltic and Main St and a small portion under Main St. There was discussion of
83 whether this could be a maintenance issue versus TIF. Members agreed that it made sense to go
84 within TIF and that expanding the pipes' size was also possible. Mr. Morris also suggested that
85 this could become an item under a broader project update of Route 4.

86
87 Mr. Russell suggested adding municipal sewer expansion/update within the district. Members
88 agreed to add this item to the list.

89
90 Flood plain engineering study was discussed. Members agreed this was a high priority.

91
92 Guard rail and bank stabilization on Oak Rd was discussed. Chair Bernier said that this is
93 typically used during parades and felt that fixing this would greatly benefit the district. Members
94 agreed to continue to consider whether this should stay. If it stays, it should be an improvement
95 versus general maintenance.

96
97 EV Charging was discussed. Mr. Taylor said that, at one point, adding chargers at the
98 Community Building was discussed. Lebanon and Hanover have added several EV charging
99 stations, and Plainfield has one. Mr. Bergeron said he did not see EV charging becoming
100 practical at refueling stations where patrons stay for only a few minutes (not enough time to
101 charge). Mr. Shapiro said that the only rapid charging station in the area is at Walmart, which
102 often has a long queue, particularly for hiking visitors. Mr. Morris noted that having EV chargers
103 near town could also encourage those using them to visit downtown while waiting. Members
104 agreed this project should remain on the list.

105
106 A walking bridge across the Mascoma River between McConnell Road and Wescott Road. Mr.
107 Russell said that this aligns with community input for the Master Plan. He would consider it a
108 low-priority TIF item. Members agreed to keep this project on the list.

109
110 Shedd Street was discussed. Mr. Morris suggested this should come off the list. Mr. Bergeron
111 asked if further work was needed to have the property sold for development. Mr. Morris said
112 there was not. The remediation work has already begun, and funding cannot wait until Town
113 Meeting in 2024.

114
115 Purchase and remove dilapidated properties was discussed. Members agreed to keep this on the
116 list.

117
118 Planning and developing access/egress assistance was discussed. Mr. Taylor used the example of
119 Route 4 access for the LaCroix property (behind Pellerin Auto). Mr. Taylor reviewed the recent
120 developer who was interested in the 40+ acre property currently owned by Mr. LaCroix but had
121 difficulty with access and working with the NH Department of Transportation (DOT). Members

discussed whether TIF could help with access issues to large developments like this (and possibly the proposed Laramie Farms, which is out of the district but has access within the district). Mr. Morris suggested making the project item “identify and enable access to developable property” with the Lovejoy Brook area access as a sub-item (and potentially Laramie Farms).

An updated list of future projects will be sent to all members before the next meeting for review and approval at the next meeting.

IV. NEW BUSINESS

None.

V. OLD BUSINESS

None.

VI. NEXT MEETING: December 14, 2023

VII. ADJOURNMENT:

Mr. Russell MOVED to adjourn the meeting at 5:04 p.m.