



# PLANNING BOARD

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## MINUTES OF THE PLANNING BOARD WORK SESSION

Monday, June 01, 2015 – 7:30 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, Selectmen's Rep - John McDevitt, Alternate - Steve Gerrato

*Members Absent:* David Moore, Rich Winsor

*Staff Present:* Mark Fougere - Consultant

### JOINT WORK SESSION WITH BOARD OF SELECTMEN

#### 1. RPC Representative

Chair Morgan told the Board of Selectmen and Planning Board that a representative to the Rockingham Planning Commission needed to be appointed in order for the Town to maintain full representation and participation on its Board. Steve Gerrato's appointment expired April 2014.

**MOTION:** C. Hussey, Planning Board, moved to nominate S. Gerrato as the Town's representative to the Rockingham Planning Commission. Second – J. Connelly; all in favor. MOTION CARRIED

**MOTION:** J. McDevitt, Board of Selectmen, moved to approve the appointment of S. Gerrato as the Town's representative to the Rockingham Planning Commission. Second – K. Forrest; all in favor. MOTION CARRIED

#### 2. TIF Districts

Chair Morgan deferred to J. McDevitt for this item, who in turn deferred to Mark Fougere, Town Planner. M. Fougere explained that under RSA 162-K communities are allowed to establish TIF Districts following some basic general parameters.

- The district cannot exceed 8% of the community's assessed value;
  - o 2014 – Greenland's assessed value: \$671,075,232 x 8% = \$53,868,018 maximum land value
- The district cannot exceed 5% of the community's land area;
  - o Greenland: 10.5 sq. miles or 6720 acres x 5% = 336 acres maximum area
- Money collected in the district must be spent in the district;
- You are not required to use 100% of the funds;
- A percentage can be turned over as tax revenue and distributed to town/school/county.

The percentage of TIF revenue for specific purposes must be established when the TIF is written. M. Fougere explained how the district would be created. He added that undervalued land would increase in value and generate the most revenue for the district. Acreage would have to be contiguous.

Asked by Chair Morgan for the Planning Board's thoughts on TIF Districts, Chair Gerome responded that it has been discussed. He added it was difficult to envision the development at a level that would generate the revenue. K. Forrest asked for the cons of a TIF District. The Town Administrator responded that a sewer bond may not get passed by the voters for a number of years. She added that the sewer study was done in the commercial district, which has little to no voters. The impetus for the commercial district is to encourage development. Any sewer in Town is privately owned.

There was further discussion regarding the feasibility of a TIF District. The consensus of both Boards was that the Town Administrator and Planner move forward with research to establish a TIF District, narrowing down the area that meets the economical requirements.

### 3. CIP Process

C. Hussey, Planning Board, will chair the CIP Committee. All Town departments and committees, including the School Department and School Board representative, will participate in the CIP process. Notices will go out in August; the first meeting will be in September.

## Planning Board Work Session

*The Planning Board left the joint meeting and continued their work session in the Fire Department.*

### 4. Growth Management

M. Fougere gave the Board a chart listing the population of surrounding towns and Greenland. From 2000 to 2013, Greenland has shown the most growth at 4.23%. Building permits issued in the same towns, from 2010 to 2014, indicate that Greenland has seen the most development at 9.63%. There was some discussion on indicators that may warrant the implementation of the Growth Management Ordinance. It was the general consensus of the Board that even though there was growth in Town, it was not enough to put a building moratorium in place. Further discussion will take place at the August meeting.

### 5. Subdivision of Land on Private Way – Bramber Valley Road

This topic was not discussed.

### 6. Topics for Public Hearing: Thursday, June 18, 2015

Topics for the public hearing were reviewed

### 7. Approval of Minutes: Thursday, May 21, 2015

Continued to the next meeting on Thursday, June 18, 2015

### 8. Other Business

There was no other business to discuss.

### 9. Adjournment

**MOTION:** C. Hussey moved to adjourn at 9:20 p.m. Second – J. Connelly; all in favor. **MOTION CARRIED**

## NEXT MEETING

Thursday, June 18, 2015 – 7:00 p.m., Town Hall Conference Room, Public Hearing

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, June 25, 2015