

Chairman: Bob Nash

Commission Members: Sam Ivanov, Riche' Colcombe, Sara Edie

Town Administrator: Laura Buono

Planning Director: Robyn Payson

Supt of Schools: Patricia Parenteau

Excused: Patricia Parenteau

Members of the Public:

Ken Matthews, Meg Curtis-Sauer,

Guests: Zander Kempf: Real Estate Developer of "Distressed" Properties

Jason Kovarik: Owner of 8 Bridge St.

Andrew and Kerry Freisinger: Owners of "Aigen", a Brew Pub currently in Manchester, NH looking to relocate in Hillsborough.

Chris Sieg: Present as a resident and member of Water/Sewer Commission.

Bob Nash opened the meeting at 9:00 am. Mr. Nash asked everyone to introduce themselves.

Meeting Minutes 7/29/21 Ms. Colcombe asked that the language on the last paragraph be reworded.

Laura Buono made a motion to accept the minutes as amended. Sam Ivanov seconded the motion. The motion carried unanimously.

2&8 Bridge St.

Bob Nash said that the focus of the EDC was on the improvement of the corner where 2 and 8 Bridge Street are located. Mr. Nash asked Laura Buono if the Selectmen had confirmed that they were planning to demolish 2 Bridge Street. Laura said the Selectmen have been moving toward demolition because there have been only two people looking at 2 Bridge St and nothing has come of it. She said she and Robyn and have sat down with the people who have shown interest but nothing has come of it. The town is not in the position to invest money in the building so the direction has been to demolish it.

Developer Zander Kempf asked if any of the past interested parties had toured the building with a contractor to determine what work might be needed for the property, or if interest dropped off because of COVID. Laura said one person dropped off because of COVID but the other one never followed up with us.

Mr. Kempf said that the way he would approach this if the building is structurally sound is to fill the residential component on the upper floor to carry the property until retail can be found. The retail units would be at a very low rent in order to encourage business in the street level spaces. He said there is a shortage of rental housing across the state and he is fairly confident that the residential piece would work. He said he would be visiting the properties and depending on what the contractor said he would consider purchasing one or both of the properties to renovate them and construct residential apartments while simultaneously advertising for retail. He said he liked the idea of a "Faneuil Hall Market" style Main Street Marketplace. He said that maybe that would be where the Home Town Grant funds could come in to play to help renovate the spaces.

Bob asked about time frame. Zander said he could get the pricing in a week or so and could close in two months and would start the renovations immediately.

Bob asked Zander if he would be interested in the “yellow building” (2 West Main Street) and he said it would depend on how big a “chunk” he could take on at one time. He said he would like to start with this corner and if it works out he could consider moving further down.

Riche’ Colcombe said in consideration of the timeframe, were there any delays that the Planning Board schedule could create. Robyn said the Planning Board meets the first and third Wednesday of the month so if there were a need for a “Change of Use”, the Planning Board schedule should not cause any problems.

Zander said they would be developing the space “as is” so there should not be any “Changes of Use” necessary.

There was discussion about parking requirement. Jason Kovarik said that there were ten spaces that belonged to his building and Robyn Payson added that there was not parking requirement ordinance in town.

Bob asked Chris Sieg if there were any Water/Sewer problems with those buildings. He said that the buildings were hooked up and probably had one water unit and one sewer unit in each one.

Bob asked Mr. Kovarik what he thought about the “Main St Market” idea on the main floor of the building and apartments on top. He said that when he first bought the property it was his intention to make the building something great for Hillsborough. Unfortunately, time wise and financially this did not work out. He said he did not have the “know how” on how to make that happen. He said he was open to many creative things. The building is currently for sale but he would be willing to consider partnering with someone if it makes sense.

Bob asked if there were any questions or comments from the Commission. Robyn Payson said she went on the walk through of the buildings and was excited to see some action on the buildings.

Laura said she was excited too.

Bob asked Ken Matthews if the development of the two buildings or the demolition of 2 Bridge St. would affect the work going on at Kemp Park. Ken said it would not impact the Kemp Park project.

Sara Edie said she was not sure how this would play in to the Hometown Grant, how the grant money could work on improvements to the spaces in the buildings. Laura said it could be done with a “Public Private Partnership” with the Town’s building. Based on the town owning that building and if it is of interest to Zander, she assumed the Selectmen would be flexible as to how they work that development out. It could be considered a “Public Private Partnership” if its exchanged in name by a small token and then the grant would go toward that.

Zander said that the two different ways that could work out is rather than purchasing the property from the Town they do a land lease which leaves it under the Town’s name or he would purchase it from the Town and do a “sandwich lease” in which case he would own at lease the retail space but leave it in the

Town's name for the grant and contract with him to manage the space. The grant could be used to develop the space depending on the language of the grant.

Bob asked if the Town had gone after any other community development grants. Laura said that the Town does not qualify for a CDGB grant but the town signs off on them for nonprofits. Bob said the Chamber of Commerce had been discussing community development grants.

Brew Pub

Bob asked Andrew and Kerry Freisinger to talk about their brew pub. Andrew said that they are interested in a classic brew pub with food (appetizers) brought in, and food trucks. They are currently located in Manchester and they have outgrown the space. They are residents of Hillsborough who have previously looked in Antrim for a location but would prefer to locate the business in town. They are looking for a larger space with outdoor seating capacity.

Andrew said he has not had the opportunity to view the 2 and 8 Bridge St locations but will visit them after the meeting.

One of the options they are considering is locating the brewery at their home and selling beer to the local establishments. He acknowledged that he would need a variance to do that.

He said he liked the Main St Market idea and thought there were a lot of local artisans that would benefit.

They have looked at the old Hillsborough House of Pizza building but the rent was cost prohibitive. He said they have found it difficult to find reasonable leases in town.

He said that they need to find a building that is more than 1000sq ft. and can accommodate fermentators that weigh a couple of thousand pounds when they are filled.

Mr. Freisinger said they would like to be in Hillsborough. They live in Hillsborough and would like to be involved with the community.

He spoke to the beauty and natural resources that are under recognized in Hillsborough. He said it is a fantastic place to live with a lot of opportunity.

Chris Sieg of the Water/Sewer Commission said the byproducts of a brewery is difficult for the wastewater treatment plant to deal with so the state will probably require pre-treatment if it will be on the town sewer system. Waste will not be able to discharge directly in to the sewer system.

Bob asked if Mr. Freisinger ran in to those problems in Manchester. Mr. Freisinger said no because they have a substantial treatment system and their system is fairly small. He said there are a lot of breweries that are bigger. To give perspective, they use approximately 10 pounds of yeast each time they brew and their waste is about 10 pounds each time they brew. "Great North" brewery would have hundreds of pounds of waste each time they brew. He understood that is a concern and we would have to look and see if it would be an issue.

Riche' asked if anyone knew how Henniker Brewery deals with it. Chris Sieg said that he did not believe they were on the municipal system. They use a septic system. He said Sawmill Road is not on the sewer

line so maybe brewing on Sawmill Rd. would be an advantage. Sara asked the Freisinger's if they did brew at their home would they still want to locate a pub in town.

Andrew Freisinger said the cost of two locations would be logistically unreasonable. You would have to have two licenses, a manufacturing license and a serving license. Kerry Freisinger said they would have a "nano-license" which restricts the amount of beer they can sell and keeps the amount that can be produced down as well.

Robyn asked Chris Sieg if he was saying that a brew pub would not be allowed or that there would be other steps they would have to take to make it work with Water and Sewer?

Chris said that he wasn't saying they couldn't do it, just that it is going to be pretty expensive. He said he doubted the state was going to allow a brewery to discharge in to the town system. If they did discharge in to the town system, it's going to require pre-treatment and the state would help them work it out. He said it is expensive to put in and expensive to operate. He said this has become a hot button topic over the last 10 years but the discharge of organic materials would overwhelm the lagoon system that they have.

Mr. Freisinger said there is another option which would be to find a farm with pigs who could be fed the grains and solids.

Chris Sieg said that even in places that do that, 75% of the fluids end up being discharged.

Mr. Freisinger said that the idea is to mix that with the dried out material so that you feed it to pigs or something like that.

Mr. Sieg said he was sure that there were ways to mitigate that but he could almost assure them that they would need pre-treatment for the effluent to make it suitable for discharge in to the municipal system. He said these things are looked at closely by the engineers at the state level.

Kerry Freisinger said they have been working with the state so they know about their plan to relocate in Hillsborough. The woman that they work with does have connections with DES.

Chris Sieg said DES and the other parts of the state might not be in close communication. He said he grabbed a couple of reports off the internet and gave them to Laura at the beginning of the meeting. Paul Dutton, their treatment operator enquired with a small brewery in Woodstock and he asked them what their pre-treatment plant cost and it was some hundreds of thousands of dollars.

Kerry Freisinger said that the brewery in Woodstock was very big and not what they are proposing. Andrew said that the brewery in Woodstock is the size of "Great North" brewery and if they could find a local farmer that would take the waste it would be a different story. He said hundreds of pounds is different from ten pounds. He said he did realize that was every time they were brewing, and you can't just dump it.

Chris Sieg said it was the effluent he was concerned with and he didn't know about the solids. He said he read numbers that he wasn't sure were accurate that for every gallon of beer you have 1 gallon of effluent. Mr. Freisinger said he knew what Mr. Sieg was talking about and that is what you need to draw off.

Bob asked Mr. Freisinger if they had been in touch with DES over these matters. Andrew said they didn't have any problem in Manchester but the system is different there. Kerry Freisinger said there is someone at the state that specifically works with breweries and that is who they have been working with.

Sam Ivanov said she was excited about the brewery and that she and her husband visit breweries all over the state. Riche' Colcombe said it would be a nice thing to have in town.

Bob asked if there was anything else to be brought up.

Revitalization

Chris Sieg said as a property owner he wondered if the Town or the EDC had some specific plan for the central square. Robyn said that there was a Downtown Master Plan that was published in 2004. She said she hadn't read it in years but would locate the electronic copy and send it out.

Laura said that revitalization and filling the retail spaces was part of the Plan NH Charrette. Various committees have been working on things like Kemp Park which was a focal point of Plan NH. She said revitalizing the central square revitalized. The adoption of the Property Maintenance Code was to encourage building owners to tidy up their buildings to show we are proud of the town and encourage people to come in.

Chris Sieg said he is the owner of 13 West Main Street is looking to retire. He said he approached a Selectmen the idea of the Town doing something with his building and it didn't go anywhere. The problems with the buildings is that they were built 150 years ago and they have been decaying for a long time; the infrastructure is very old. The idea of getting them up to current standards is pretty tough. He said right now he uses his building for storage. It's possible if a plan could be made that property could be donated to the Town. He said it wasn't well received.

Laura thought this might be a good candidate for a Public Private Partnership because of the location.

Riche' said that hopefully as we move forward with the revitalization projects everything will take off.

Sam Ivanov asked about the Public Private Partnerships. If the plan is to do a Main Street revitalization, there are certain grants that the Town can't go after because it needs to be a nonprofit. Does it make sense to establish a non-profit that's solely responsible for a Main Street Revitalization that could go after those grants?

Riche' said there is a nonprofit they could ask to run the projects through. She named the "Hillsborough Area Community Services Corporation". Laura said she was not sure if the CDGB would work like that. She said in her experience the nonprofits apply for the grant and the Town are signers and sponsors. She said she doesn't know if they just used a name they could do that. Riche' said she had never worked with CDGB but for the 250th she did apply for a Community Action grant and she was told that the grant was more for town revitalization projects. She said there is money available and they can apply under the "HACSC".

Sam said she was asking about the Chamber or a new nonprofit being established to be solely responsible for a specific purpose, but if there are already mechanisms that are established that it is fabulous. Bob said that he thought a “focusing in” path makes sense for everybody concerned. He said the Chamber is talking about things like that right now and how to get involved in these type of things.

Kemp Park

Bob Nash asked Ken Matthews if he had anything to report on Kemp Park. He said things were progressing. He said they have not gotten their gazebo yet but they have staked out where they want to locate the Hansen House. They are still looking for someone to move the house.

Meeting Schedule

Following discussion, it was determined that the EDC would meet twice a month on the second and fourth Thursday's of the month in September and October to work on the Hometown Grant which will be submitted for the Winter round from October-December with winners announced in January. Susanne White will assist in writing the grant. The next meetings of the EDC will be Thursday September 9th and Thursday September 23rd. The meetings will be at 9:00am at the Fire Station.

Meeting adjourned at 10:10 am

Respectfully Submitted,

Robyn Payson, Planning Director