

Board of Selectmen
Work Session Meeting Minutes
February 16, 2016

Present: Wendy Brien-Baker, Chairman; Alan Urquhart, Selectman; James Bailey III, Selectman; Laura Buono, Town Administrator.

Chairman Brien-Baker opened the Selectmen's Meeting at 4:15 p.m.

In Attendance: Robyn Payson, Michael Pon, Don Mellen

1. WATER & SEWER DEPARTMENT

The Board of Selectmen discussed a warrant article to discontinue the Water & Sewer Commission and bring the oversight of that department back under the Board of Selectmen and Town Administrator. Selectman Urquhart reviewed some of what he feels are questionable actions that he discovered while reviewing the meeting minutes of the Commission. Selectman Urquhart also brought up the fact that the Commissioners were aware of the sewerage capacity issue and even though Herm Wieglesman sits on the Economic Development Committee (EDC), it was not brought up during any discussions about development in Town. This presents a problem if we are going to get future development and there was no communication of the sort by the Commissioners and by Commissioner Wieglesman even though he sits as Chairman of the Planning Board and on the EDC. Selectman Urquhart feels the setting of the new fees was arbitrary. Selectman Urquhart said there should be an independent study of the concerns he has brought forward. Chairman Brien-Baker suggested that there will need to be a review as to what needs to be done moving forward. Selectman Urquhart agreed. Chairman Brien-Baker asked Ms. Buono about the process of having an advisory Commission. Ms. Buono said the Selectmen have the authority to appoint an advisory board or commission for any reason. Ms. Buono went through the history of the Commission and stated that the dissolution of the Commission is effective one year after the vote. This allows a year for transition and bringing the department under the same umbrella as all other departments. Ms. Buono said there is plenty to discuss and to begin the long range planning for something that is a town issue versus just a user issue. Chairman Brien-Baker noted that there was a warrant article in the past where the Town raised money to contribute toward a sewer expansion in the past. Ms. Buono said the Commissioners had stated in the meeting the other night that expansion of capacity also includes repairing the current infrastructure. Chairman Brien-Baker said she's in favor of the article and said there are people out there who feel it's time. Selectman Urquhart moved to place the article on. Motion was seconded by Selectman Bailey. A vote was taken. Motion passed unanimously.

2. WEATHERSTONE CROSSING

Ms. Buono brought a request from Saxon Partners, LLC for a phased in tax structure once the first two buildings are built as part of Weatherstone Crossing. Per Town Counsel, under RSA 76:16 the Selectmen may abate any tax assessed for the good cause. With at \$10 million site cost, Saxton Partners are having a hard time making the building affordable to the store who wishes to come to Hillsborough. With a structure in place which will allow them to pay taxes on a portion of the assessment over a five year period, the project will be able to move forward with this entity. They are requesting to be billed for 10% of the assessed value in the first year; 25% in the second year; 40% in the third year; 65% in the fourth year; and 100% from year five forward. The Selectmen are in favor of the structure in order to allow the project to move forward. Selectmen Bailey said the town needs

this business and anything we can do to promote the development is important and this is a short term agreement. Ms. Buono noted that it isn't unusual for a community to make such amendments for businesses since there is always another town that will make a deal in order to bring business in. Ms. Buono said that other businesses may ask for agreements but when and if that comes up, the Selectmen will have to weigh the options. Being the first major development, it's important to work with them so that other developers will come forward in the future. Ms. Buono will have Saxton Partners forward the agreement to be signed.

3. SOLAR ARRAY

Ms. Buono informed the Selectmen that the Solar Array has received all the approvals however, the Eversource cost is much higher than expected. She has been contacted by NH Solar requesting the annual lease amount with the Town be changed from "at least \$13,000 with a 1% escalation each year" to "at least \$5,000 with a 1% escalation each year". The Selectmen felt that although they still want the project to move forward and are willing to change the amount to read "at least \$7,500 with a 1% escalation each year". Chairman Brien-Baker moved to agree to \$7,500. Motion was seconded by Selectman Bailey. A vote was taken. Motion passed unanimously. Ms. Buono will bring that to NH Solar and if they agree, will sign the updated documents.

4. ADJOURNMENT

Chairman Brien-Baker moved to adjourn at 5:32 p.m. Motion was seconded by Selectman Urquhart. A vote was taken. Motion passed unanimously.

A true record.

Laura Buono
Town Administrator

Approved by:
Hillsborough Board of Selectmen

Date: _____

Wendy Brien-Baker, Chairman

Alan Urquhart, Selectman

James Bailey III, Selectman