

## **Eliot Select Board**

### **Workshop Minutes**

**March 13, 2017 at 5:30 pm at Town Hall**

Attending: Chairman Rebecca Davis, Vice Chair Roland Fernald, Jack Murphy, Bob Pomerleau and Brad Hughes. Town Manager Dana Lee and from the public, Denny Lentz and Janet Saurman.

1. Roll Call: The Chair opened the meeting at 5:30 with all Select Board present and she declared a quorum. She asked the Town Manager to offer an overview of the workshop.
2. Discussion of the revised TIF Development Agreement and Maps: The Town Manager gave an overview of the failed sewer votes on Rte 236, the TIF Alternatives Committee's work and the need to amend the TIF Development Agreement and Map in order to find projects the voters will support. He reviewed that we will need to remove some lots in order to add some lots in the Village Center so that the amended TIF can do things in both areas. He reminded the Select Board of a maximum % of acreage a town can have in a TIF District. Some maps were available of those properties to be added including potentially, some of Goranssen's land, Boat Basin, the Grange and Frost-Tufts park.

The Select Board reviewed the draft development agreement provided by Atty. Fortin. The Town Manager explained that we must also project how much the TIF will earn over its life then assign our best guess as to how much money each activity listed in the "menu" (development agreement) would require. It was noted that some of the potential uses for the TIF money had been formatted as boxes, while other proposed uses were just text. The Chair suggested that each item should be formatted as boxes with money assigned to each. It was noted that the activities listed were for both areas – the C/I zone and the proposed Village center idea. The major exception was that public sewer will not be an acceptable use on Rte. 236. Selectman Pomerleau said that we could do a child care center and / or elder care center that could have other community uses. They discussed whether storm water issues could be done using TIF funds; only if it occurs due to the other economic development activity.

Janet asked where this Village Area would be, what's included. It was said that the area basically began at Gateway Gas, goes up to the Library, then to the left and down to Frost Tufts Park. Further discussion noted the Town's acreage, the lot beside us, part of the Goranssen's land, and the Grange as potential development sites.

Roland said he is afraid that any small business that locates in the Village Center won't survive.

It was noted that the Town Manager should put the draft development Agreement on the web, and to have the added and deleted map parcels detailed and the map corrected to reflect the additions.

3. Public Comment: There was no additional public comment.

4. Adjourn: Bob made a motion to adjourn at 6:30 pm and this was seconded by Brad and was so voted 5 -0.

DATE: 3-23-2017  
Approved

S: /  
John J. Murphy, Secretary