

**Jaffrey Economic Development Council**  
**Draft Minutes 02/27/13**  
**9:00 am Town Office**

Present: Bill Schofield, Chair, Keith DuPuis, Cathy Furze, DonMacIsaac, Mike Shea, Steve Walker

Staff: Jo Anne Carr, Randy Heglin

1. Stone Bridge Water Mains

Randy reviewed the new water and sewer rate schedule with the EDC. The current fee schedule was adopted by the Selectmen in July 2012 and had last been reviewed in 2008. Connection fees are calculated to equitably distribute buy in costs across existing and new users. While EDC members expressed concern for the high rate for new commercial users, Randy pointed out that the existing users have subsidized the cost for the Cathedral Road main and upgrades which were a pre-requisite to the extension of the line to the Stone Arch Bridge District.

Wright Pierce completed the rate study for the Town based on replacement costs for the existing infrastructure. The water system is currently valued at \$31 million. The rate schedule is calculated to include depreciated costs to new users and is based on estimated usage as defined by the NH DES administrative rules.

Particular concern was raised by the EDC regarding the cost for connections for fire protection. A fee of \$1,000 per inch diameter of pipe represents a significant unanticipated cost to some of the enterprises located on Old Sharon Road, where the water line is just being installed. It was suggested that firms could seek relief from the Selectmen by setting up a payment plan to spread out the costs over 2-3 years.

2. Impact Fees

Jo Anne reviewed the proposed revisions to the impact fee schedule which is to be phased in over a 6 year period. Amendments to the ordinance are proposed for Town Meeting vote. These essentially bring the ordinance into compliance with statute and extend the fee from just residential to include commercial as well. EDC members expressed concern that the schedule appeared too complicated and suggested a simplified fee schedule which shows all fees expected from the Town when applying for a building permit. Jo Anne offered to review our permit application with the Building Inspector to address that concern.

A further concern was raised that these fees present a disincentive to businesses wanting to locate in Town, and what is the EDC doing to promote commercial and business development? While providing infrastructure for business development and expansion is necessary, the EDC should be more pro-active in business recruitment. The EDC should take this up in greater depth at the next meeting

3. Priorities for 2013

The remaining agenda items were tabled as we had reached our time commitment.

4. Status Reports

5. Adjourn

NEXT MEETING: March 27, 2013  
9AM Town Office