

Greater Peterborough Chamber of Commerce  
Business Support Committee Minutes  
November 14, 2008

Chair Ed Despres called the meeting to order at 7:35AM and welcomed the following members and guest.

Ed Despres, Chair	Pam Crook	Gordon Hale
Bob Edwards, V. Chair	Peter Brown	Carol Ogilvie
Pamela Gleeson	Bonnie Kurylo	Guest Speaker, Dave Enos
Laura Gingras	Joe Hart	

A motion was made by Joe Hart and seconded by Gordon Hale to approve the minutes of the October 10, 2008 meeting. Motion passed in the affirmative.

Chair Despres discussed the letter written to Stan Fry recognizing his effort regarding the Granite Block acquisition and his future property plan. Ed also read Stan's response. Stan may be the BSC's December 12<sup>th</sup> speaker.

Chair Despres also acknowledged the following events and issues: Our newly elected President-Elect, our newly completed Rte 101 roundabout, MCH's roundabout being underway, the success of our first Brexpo (or Breakfast Expo), the public ground breaking at Shaw's and further noted that these are every 30-year events, including the library bridge project and the hospital expansion complete with its own rock nursery!

Chair Despres discussed the Evans Flats public hearing and noted that the minutes are on the town web site for everyone's viewing.

Ed introduced Dave Enos, Chairman of the Evans Flats Steering Committee and asked Dave to explain the initial undertaking, the process and where the committee is today. Dave explained that the committee is comprised of 14 members appointed by the Select Board. Dave discussed his qualifications and history with Westchester County, NY. He explained that there are several plans and concepts being developed with the intent to refine them into a so-called Evans Flats Master Plan that hopefully will serve the area, the town and its residence in the best way possible. It is the committee's hope to have a plan prepared, presented to the Planning Board, conduct the required public hearings and have a final plan presented for a vote at town meeting.

He noted that "everything is on the table" and he and his committee welcomes everyone's thoughts and ideas in the interest of developing the best possible plan for the site and the community. He noted that the committee recently gained access to the former armory building for viewing. He reported that the highway and armory property consist of a total of 16.4 acres of uplands but after the 50 foot setback consideration, only 9.3 acres remain buildable. The armory alone encompasses 2.7 acres of uplands and 1.9 acres after the 50 foot set back is deducted from the total. Dave also noted that a 10 year restriction exists

on the armory parcel. If a profit results from the armory, it would go to the Goyette Foundation.

By reviewing various layout possibilities, there may be a connecting opportunity to various other contiguous parcels such as Adams Playground.

Potential uses that have and are being discussed include a meeting place/community center, conference center, municipal building (fire, police and highway), recreation (regional impact), affordable housing and a mixed use application just to name a few.

The point that Dave wanted everyone to leave with is that they want to consider every idea and suggestion and the plan will consider such factors as compatibility of its surroundings, parking, traffic, tax revenue, and its overall future impact on the town. The best plan may require a zoning change that can be accommodated once the plan has been developed and agreed upon.

At the end of the meeting, Chair Despres requested everyone to offer their independent ideas/suggestions. Most agreed that it would be impossible to introduce the best plan at this meeting, but suggested concepts and factors to consider as the committee continues its planning for Evans Flats. Dave and Chair Despres thanked everyone for their thoughts and suggestions and, if and when other ideas are developed, to please make Dave or a committee member aware of them and also to be certain to attend the scheduled meetings and public hearings.

Chair Despres reported that December 12<sup>th</sup> is our next meeting and the program will be announced as soon as it's known.

Meeting adjourned by affirmative vote at 9AM.

Respectfully,

Bob Edwards  
Vice Chair and Secretary Pro-Tem