

Dalton Planning Board

Minutes of 11/2/22

On Zoom: Adam Finkel(1st meeting attended as candidate)

In Person: Jo Beth Dudley, Carl Lindquist, Terri Parks, Eric Nilsen, Steve Ordinetz

Public in attendance: Jim Dannis (Zoom), Jon Swan, Kaela Tavares (North Country Council)

- Meeting Called to order 7:03pm
- Explanation that Zoom is being continued for the purpose of information, not back and forth dialog with the board. Chat comments will be reviewed infrequently or at the end of the meeting.
- Adam Finkel has asked to join the Planning Board. This is his first meeting in attendance as a candidate. After attending 3 meetings the Planning Board will then vote whether or not to recommend him to the Selectboard as an alternate Planning Board member.
- Reviewed/approved previous minutes.
- Recognition that an email was received from Jim Dannis and will be discussed later in the meeting.
- Reviewed abutter feedback regarding the Trudeau lot line adjustment approved at the last meeting. NH Municipal was consulted and their recommendation was that, even if the Planning Board is in possession of written support for a subdivision/lot line adjustment by an abutter, it would be a better practice to ensure that the abutter also has the opportunity to give verbal comment about the proposal if they are present. This practice will be adopted by the Planning Board going forward.
- Master Plan: Economic Development (Kaela)
 - Review of existing businesses, as know to the NH Secretary of State.
 - It is an imperfect list: several no longer in existence, some others not there that should be. No farms showing, no gravel quarries like Chicks. Kaela will do some research on the missing businesses and see why they don't show up on this list
 - Worker ages: pretty good match between Dalton and Coos County.
 - With more retirement-age folks may come more fixed income living in the future.
 - Fairly balanced Male/Female workforce
 - Very few people on a payroll who are living and working in Dalton (only 2 in 2019)
 - Workers are primarily commuting out of town but %'s don't add up to 100%, Kaela will check into it
 - Rideshare might make sense because Dalton is a bedroom community
 - American Community Survey data is a resource, IRS data is not publicly available.
 - General increase of education (fewer less-than-high-school, more high school diplomas) but unclear on bachelors degree or higher. Access to 2yr degrees locally is much better than 4yr degrees.
 - 784K visitors to Coos per year, \$317M spent (about 1/3 on accomodations)
 - Could encourage entrepreneurship around outdoor recreation? Not just basic jobs but better livelihood? Cottage industries, too.

- Town could be a liason/reference to help people interested in recreation entrepreneurship, directing them to the right resources. Norther Forest, Small Business Development Center (SBDC) coaching, Extension Office, Coos Economic Development (CEDC)
 - Remove barriers, help make broadband accessible (town hall/library).
 - How to give “legs” to cottage businesses? They are generally OK with the infrastructure we have.
 - Dalton has limited (some more than others) economic infrastructure (industrial power/water/process water/sewer/broadband/roads) for larger businesses
 - Does Dalton have the appetite to build a wastewater treatment facility like Whitefield, Littleton, Lancaster? Very expensive, probably not.
 - Maybe encourage entrepreneurs to start in Dalton as cottage business and move to neighbor towns if/when they need more infrastructure?
 - Dalton survey comments:
 - Increase tax base
 - Need to increase opportunities for businesses in Dalton
 - A few respondents mentioned lack of broadband
 - Dalton tax base is primarily residential housing. Maybe expanding with wealthier recent retirees moving to town? Also need workforce housing in town
 - Tax Increment Financing (TIF) and Payment in Lieu of Taxes (PILOT). Not same but both potential financial incentives. Both complex, though. Berlin is creating a TIF in an area they want to see developed, tax break in exchange for investment in the area. Economic revitalization.
 - State Rooms and Meals tax gets reallocated to towns by some formula.
 - B&B with outdoor guiding services?
 - Create flexible office space in town hall auditorium? Invite CEDC to have office hours there each week to bring entrepreneurs in?
 - How to help all of us in town get educated about what Economic Development looks like? Some local towns have staff around this activity, etc..
 - Kaela will meet with Conservation Commission next. Likely here in person for December but remote for Jan/Feb/Mar
- Steve reminded that snowmobile club would like letter of support from Planning Board and Select Board for Rails/Trails project discussed previously. Carl to do so.

Meeting adjourned 9:14pm

Next meeting 12/7/22 7pm

