

Vote No on Epping's

article on development

To the Editor:

For years Epping worked diligently to bring increased commercial/industrial development to town. Such large commercial growth and the recent revaluation greatly increased Epping's net assessed valuation and should have reduced the property tax for all homeowners. It hasn't done that!

Why? The answer is quite simple. The town and school district spent more money and the 2006 tax rate became \$16.92. Now with 2007 budgets close to finalization, it looks like another tax rate increase exceeding \$3.70 for 2007. Higher valuations combined with higher spending equal higher tax bills for all Epping property owners. The concept of increasing commercial/industrial development in Epping has merit only if town and school spending is kept flat. Voters can vote No on those budgets in March.

This all sounds good but there is a pending condition that will severely affect the continuation of any future development in Epping. The Planning Board under the influence of the town planner came up with an "off the wall" article (22) that if passed, will severely limit or end any new commercial/industrial building expansion in Epping.

Because of unanimous approvals by the Planning Board and Selectmen, the article will mandate if passed, all new commercial, industrial, and multiple-residential units, including condos, be required to install heating systems that cannot use fossil fuels such as oil, gas or coal. Only biomass, solar, wind or other non-fossil types of energy will be allowed. Even hot water heaters will fall under this mandate.

The Planning Board would have more power than selectmen if this article passes. If the majority of voters approve this mandate, taxpayers can kiss goodbye any future hopes of tax rate decreases. No developer would want to invest in such a crazy environmental mandate. No other town or city in our state has even considered such a monster mandate.

Where do you think the intelligent developer will invest his money in new buildings? Certainly not Epping! You can find more information on this mandated program at Town Hall. After reading it in full, no intelligent, informed voter could ever vote for such a radical ordinance. Vote No on Article 22 at the March 13 Town and School Election!

Don Sisson

Epping