

**AFFORDABLE HOUSING SUBCOMMITTEE**

**Hooksett Municipal Building  
Town Council Chambers, Room 105  
35 Main Street  
Wednesday, September 8, 2021**

**MEETING CALLED TO ORDER AT 4:05 PM BY MATT BARRETT.**

**PRESENT:** Matt Barrett- Chair, David Boutin, David Scarpetti, Mike Somers

**EXCUSED:** Christopher Stelmach-Vice Chair, Mark Chagnon

**STAFF:** Nicholas Williams-Town Planner, Leann Fuller-Administrative Assistant

Pledge of Allegiance was recited by those present

**APPROVAL OF MINUTES OF AUGUST 19, 2021**

*David Boutin motioned to approve the minutes of August 19, 2021, seconded by Mike Somers. Motion passed. Matt Barrett abstained due to being absent.*

**DISCUSSION**

**1. ZONING AMENDMENT PROPOSALS TO PLANNING BOARD**

Nicholas Williams would like to hear what the subcommittee would like to propose for Zoning Amendments to the Planning Board. He would also like a representative available for the Planning Board Workshop on Monday, September 13. Nicholas believes that the Town is covered regarding an Affordable Housing Ordinance. The only items that Nicholas found worth adding to the Ordinance is that Exeter requires 10% of all units in a multifamily development must be affordable according to the HUD definition. The only other item to discuss are parcels that may need to be rezoned to HDR (High Density Residential).

David Boutin requested information about what a HDR property must have to be buildable.

Nicholas Williams gave a brief overview of Article 6 of the Zoning Ordinance. 12 units per acre, must have town sewer and water and 200' feet of frontage.

Mike Somers asked what percentage of Hooksett properties are zoned HDR. Nicholas answered that less than 10% of residential zoning is HDR. Mike Somers asked how that compared to surrounding towns. Nicholas explained that Hooksett has more than Candia and Goffstown. Allenstown is comparable to Hooksett. Nicholas recommends including a percentage of required affordable housing units within the existing ordinance.

*David Boutin motioned to recommend amending Article 6 of the Zoning Ordinance to require any multifamily development have a minimum of 10% of the units be affordable housing as defined by HUD, seconded by Mike Somers. Motion passed.*

David Scarpetti asked about parking for these units. Nicholas explained a revision passed last year to require 2.5 parking spaces per multifamily unit. That number accounts for visitor parking. If 80% of the units are one bedroom apartments, that may need to be revisited.

David Boutin recommended amending that revision to accommodate 1 bedroom units.

***David Boutin motioned to recommend amending Articles 5, 5A, 6 and 7 of the Zoning Ordinance for the parking regulations to reflect 1 bedroom units require 2 parking spaces and anything greater would require 2.5 parking spaces, seconded by Mike Somers. Motion passed.***

David Scarpetti asked about Mixed Use parcels. Nicholas explained that a separate set of parking standards are required for Mixed use parcels. The parking requirements for commercial parcels are based on square footage.

Mike Somers confirmed that the Merrimack County median household income is \$75,737. 60% of that median comes out to about \$1,136.06 for apartment rent. Nicholas explained that the figures presented for the apartment units at Cigna were market rate between \$1,800-\$2,400. The goal is to capture the population that is at 60% or less of the median household income. Nicholas can't confirm that utilities are included or if that is the intent of HUD. The intent is to amend the article. The way that is done is by a deed restriction on the property. As well as amending the Development Regulations to reflect that as well.

David Scarpetti asked if the units must be identified in the building. Nicholas explained that gets into a fair housing issue if that is done.

David Boutin asked how the Town would know they are still complying with the 10% requirement. Nicholas explained that is the reasoning for a deed restriction. The Town can't police that in any other way.

David Boutin moved onto parcels to recommend for rezoning. David recommended including the two Cigna properties and Legends Drive. David asked if the potential Legends Drive developer talked about Mixed Use. Nicholas explained that to date, there have been 3 different entities interested in that parcel. Only one mentioned a 2000 square foot pad site and a small office space. The firm that came in last month were very transparent that they don't develop commercial properties. Currently, that parcel is in the Performance Zone. David Boutin believes that the parcel is better off as a multifamily zone.

Nicholas Williams explained that the Cigna property has an active case in front of ZBA. Currently, they are included in a Mixed Use district that does not permit residential by right.

David Boutin stated that even if ZBA approved it, if the developer would want to do something different, they wouldn't be allowed. If it gets rezoned to HDR, then it would just make it an allowed use and the variance would go away. David recommends including the 63 acres across the street as well.

Nicholas Williams clarified that the developer has proposed to bring in an outside consultant to create a master plan for that site. This would include working with the town for the mixed use

component and carving out acreage for conservation land and a town facility of some kind. If we move forward with HDR, that will create a zoning hurdle for that piece.

David Boutin asked if adding specific language to the Mixed Use district regarding HDR or multifamily would create a problem. Nicholas answered that if the intent is to allow them to do housing in the Mixed Use district, it would just need to be included in the Mixed Use 2 district. There are different requirements for the property. Nicholas is not sure the developer will be looking to develop the 63 acres more densely than Mount St. Mary's and University Heights. David asked if they would be satisfied with Mixed Use 2. Nicholas said yes, they would develop 75% of acreage with residential component. David asked how many units that would translate into? Nicholas said there were 4 different densities possible.

David Boutin asked how the Zoning Ordinance is interpreted to decide which density is applicable? Nicholas explained that there can't be more than 400 total residential units.

David Scarpetti recommended letting them complete their process with the ZBA for the one building, then let a consultant work with the Town on a Master plan for the 63 acres.

David Boutin recommended including the Cigna parcel and hold off on the 63 acres across the street.

Nicholas Williams reiterated that during preliminary discussions, their intention was to bring in a full service third party consultant to survey the site, host a series of public meetings, information sessions and work with the neighbors to come up with a master plan for that parcel.

Nicholas Williams explained that the Legends parcel does not necessarily require a zoning change, they could receive a waiver from the Planning Board. There is a party interested in closing on the property and they will be following up on this meeting.

Mike Somers said that if the 225 units go in at Legends and 81 units at Cigna, the towns tolerance for than that may be low.

Matt Barrett explained that there is no need to attract developers, they are here.

Nicholas Williams explained that the Legends piece is flat, with access to utilities, a signalized intersection and walking distance to the grocery store. The Shaw's Plaza was bought by a management firm in New Jersey. They were very interested to know these units were a possibility. Nicholas also asked the subcommittee to keep in mind that the Planning Board just approved a half million square foot facility that will bring 400 jobs to the area in 2-3 years. The employment base will increase.

Mike Somers asked if there was any commercial/industrial interest in the Legends property? Nicholas said no. There was someone who wanted to do fenced in parking and staging for equipment.

Mike Somers also asked if it was fair to say that the subcommittee would like the Legends property and the Cigna property to be rezoned to HDR?

David Scarpetti agreed with the Legends property. However, he recommended letting Cigna continue their pursuit with the ZBA and only change the Legends property.

Mike Somers believes that if there are two properties on the warrant article and one is highly contentious, both could be put in jeopardy.

***Mike Somers motioned to recommend that the Legends parcel be changed to HDR, seconded by David Scarpetti. Motion passed.***

***David Boutin motioned to adjourn, seconded by Mike Somers. Motion passed.***

Meeting adjourned at 5:14pm.

Minutes submitted by

Leann Fuller  
Administrative Assistant