

HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
WEDNESDAY October 18, 2017
4:30 P.M.

- **Call to Order 4:38**
- **Pledge of Allegiance**
- **Attendance: David Scarpetti, Matt Barrett, Alden Beauchemin, Marc Miville-Town Council Representative, Ivan Gault @ 5pm**
- **Staff: Jim Donison-Town Engineer, Kathy Lawrence-Administrative Assistant**
- **Approval of Minutes : September 20th**
- **Motion to Approve minutes of September 20th made by: Marc Miville, 2nd by Alden Beauchemin**
- **Motion carried unanimously**
- **New Business**

- **Update of TIF Advisory Committee Meetings:**

David Scarpetti Provided an update for the committee about the action taken at the Tax Increment Finance District Advisory Committee meeting of 10/3/2017. In general he spoke of the motion made to remove options 2-5 and to focus on the requirements and financial expense of option 1 Manchester hook up. There just is not enough land for development. The Sewer Commission is in favor of option 3. Also, he updated the committee about the conversation of a possible inter municipal agreement with Bow and Hooksett joining in sewer developments to include exit 11 because there is a lot happening there. Jim Donison is working with the City of Manchester to get answers for what it would require to hook up.

Marc Miville- The possible agreement with Bow they are calling option 6. It is something that came up after we had formed our TIF with options 1-5.

Matt Barrett What about exit 11 and the development going on there, will it stop any development that has already started? Are the properties between the 2 exits left out?

Alden Beauchemin Matt makes a good point that the middle of 3A between ex10 and ex11 has no future sewer. I think there would be a 7th option that I like. There may be a few developers willing to put the pump station and line under the river there. The private sector may move on their own.

Marc Miville *At the last TIF meeting, Nate Miller of the SNHPC*, presented an analysis about the TIF and that the properties in the TIF were not viable enough to support it. There just was not enough land for development.

David Scarpetti The possible partnership with Bow is exciting in that it still keeps exit 11 as a possibility to develop with sewer.

Matt Barrett Where would the sewer come in?

Jim Donison Bow would extend the sewer from the town line and run the line down 3A toward Hackett Hill and connect those properties. Put in a pump station there and run under the river. That would collect the ex 11 area. Bow would contribute to that.

David Scarpetti It just won't happen in time for this vote. It will take time for us to work this out.

Marc Miville I had not heard of Option 7 .

David Scarpetti Some interested developers could get together and run their own sewer lines.

Alden Beauchemin When is the next TIF meeting.

David Scarpetti October 30th @ 6pm.

Jim Donison At that meeting we will have the information from Manchester required to make a decision for option 1 we will have flow data for the ex 10 properties and the fees to expect. We will evaluate the properties of the TIF and the fees they will be required to pay and see if it will be a viable option.

David Scarpetti So option 6 is not really anything we can count on at the moment.

Jim Donison An interesting development is that NHDOT is looking to sell their property at ex11. That land could go up for sale as a private entity.

Alden Beauchemin If it gets sold privately then it goes on the town tax rolls.

Marc Miville If we are floating a Warrant Article for this bond then we will need to know the answers to that. Is the board still thinking of a bond for a Warrant Article in March for option 1?

Jim Donison At the 10/30 meeting they will make the decision of a recommendation to Town Council.

- **Alden Beauchemin Discussion on Londonderry Development**

The Hippo has a great article about the Londonderry Ready Made Villages Development and the Amazon proposal. They reference 4 projects going on in NH. They talk about the Londonderry project, Tuscan village in Salem, Bedford Market Place and the 4th one is about Hooksett at ex 11. It talks about the Maramount Project that started back in 2008 but died out. We still have an active web site and they found that and included that in the article.

David Scarpetti It is a tremendous opportunity for the Town of Londonderry! We don't have any parcels of land that large to create something like that.

Jim Donison Heads Pond Development is approved and moving with its offsite improvements. It is 700 housing units which include a common area with a center, a gazebo and some Commercial lots. I have heard that in order for the project to move forward the lots have to go for over \$100.00.

Marc Miville They are for ownership not rental, correct?

Jim Donison Yes

- **Old Business**

TIF Business List of Attendees of August 1 & 19th Bass Pro Shop Meetings

Marc Miville I had requested a list of attendees of the meetings and the list of invited businesses. I wanted to see those that did not attend the Bass Pro meetings and maybe reach out to let them know of any developments of the TIF. Because we now are just looking at option 1, should we contact just those businesses?

Jim Donison Some of the buildings are not part of the option 1 sewer line. The only ones on that side of 3A are the Kohl's plaza and Target. The others could be added

Marc Miville Should we save them for the TIF if they can hook up?

Jim Donison We can revisit it.

David Scarpetti Some of the big box store do not need the sewer hook up.

Marc Miville Lets think of some businesses we can recruit for the BJ's building now that we have heard they are moving out. I would like to see a big restaurant combined with retail.

David Scarpetti Maybe if sewer does goes there, then it will bring them in.

Matt Barrett Pinard wants out of their Hooksett location. If they found another location they would move out.

Marc Miville went over a list of businesses in the option 1 area.

David Scarpetti requested that all committee members get the list of businesses.

- **Town Development Update – Jim Donison**

Pro Con received a 1 year extension of conditions for construction. Harmony Place LLC 63 unit apartment complex - 1 yr. extensions, SNHU (2) parking lots, the reason is they are expanding parking is due to their engineering school. Healthy Splash LLC received approval from ZBA for Change of Zoning from MDR to Commercial @ 253 Londonderry Tpk.

- **Vinnie Samson the owner of Healthy Splash:**

I do wellness in the water. I am a personal trainer by trade with aquatics and I have been pool hopping for a long time and I wanted to start to build my own facility. I will have therapy and recreational pools, 4 in all. It is not a large environment, it is very healing. The pools are self-contained, a cool plunge and warm plunge. Another pool would have a current and a tread mill. I want to build a 4 lane pool that will be handicap accessible, 34x50. That would allow lap swimming and allow me to put bikes in the water and have activities such as dancing in the water.

Marc Miville You are in the planning stages, do you own the land?

Vinnie Samson No, I am in the process of it now and that has been a process. I would like to do more with the outdoor space. There are lots of possibilities with my 18 acres. I am looking for quiet space because I work with veterans the elderly and children.

Marc Miville It is more therapeutic then recreational.

Vinnie Samson I really can't put a pool in and not have a swim team. I would like to have it available for the kids too. I have a list of 30 activities I can do in the pools.

Marc Miville A discussion in town and through the Kiwanis is that we are looking for more recreational opportunities for all ages in town. We are talking about a splash pad and that will be proposed at the next Town Council meeting. I think a pool would be better for all ages. I was thinking outdoor.

Vinnie Samson A splash pad is good for about 2 months, what I am looking at will be year round.

David Scarpetti I would like to invite you to come to Town Council and talk with them about the liabilities with a pool and what you are doing indoors is more beneficial.

Matt Barrett I was talking with the Boys and Girls club and they are thinking about removing a pool. They spend more time on maintenance and supervision of the kids in the pool and they are thinking of a splash pad.

Vinnie Samson The idea of keeping kids safe around water is teaching them to swim. A splash pad is great to cool down and have fun. I want to provide something more.

Marc Miville Would you be teaching swim lessons?

Vinnie Samson Yes, I will be working with Swim NH.

Alden Beauchemin What Vinnie wants to do is great. It will be built by the private sector and the town won't have to consume loans, liability and expense and you will have what you are looking for.

Marc Miville This is the best news I have had in a long time. We are talking about some of these things and now with your business this will remove some of those on our list that our citizens have been asking for.

Ivan Gult The hospitals are looking for this. They run out of facilities for patients to schedule therapeutic sessions.

Matt Barrett You are confident the demand is there?

Vinnie Samson Oh yes. People have to travel a lot and this would be closer. I have many patients that want more privacy then a public pool like at the YMCA or SNHU and I can provide that.

Marc Miville Have you gone through Planning or Zoning?

Vinnie Samson I have gone through Zoning and I am waiting to finalize the purchase the land, then apply for planning.

Alden Beauchemin I thought it was important to have Vinnie Samson here today because as she is tying up loose ends such as the financial aspect and the problems of going through the process, I think we should let her know that the EDAC supports this business and if we can do anything to help facilitate and streamline through the permit process, we should help her in any way we can.

Alden Beauchemin made a motion for the Economic Development Advisory Committee to draft a letter of support for Healthy Splash LLC and the concept for her business. Marc Miville 2nd the motion.

Motion carried unanimous.

David Scarpetti will draft a letter and forward on to Kathy Lawrence for Vinnie Samson.

Matt Barrett made a motion to adjourn @5:33 Ivan Gult 2nd.

- **Next Regular Meeting Date – November 15th @ 4:30pm**

Minutes Respectfully submitted by: Kathy Lawrence