

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING AGENDA
Thursday, June 21, 2018
5:00 P.M.
Room 105 Town Office**

David Scarpetti called the meeting to order at 5:00pm.

Pledge of Allegiance was recited by those present.

Attendance: David Scarpetti- Chair, Paul Scarpetti, Dan Lagueux, Alden Beauchemin and Matt Barrett arrived @5:05

Not Present: Mark Chagnon and Ivan Gult

Staff: Dr. Dean Shankle- Town Administrator and Nicholas Williams- Town Planner

Approval of Minutes for May 16th, 2018

Paul Scarpetti motioned to approve the minutes from May 16, 2018, seconded by Alden Beauchemin. Motion passed.

Dr.Shankle began the meeting by updating the committee on a couple items.

1. **Route 3A/Hackett Hill Roundabout:** Time has run out for this year. The last meeting between the State and TFMoran finalized the decision to shoot for next year. The plan is to bid out in the fall, hopefully to keep costs down. If not, the Council is thinking of putting out a Warrant Article and letting the people decide. There has been a significant increase in costs. Council did encumber the funds to do it next year. Last year, there was a \$100,000 Warrant article passed to complete the work and studies on 3A. The Warrant Article ends on June 30th. Only \$11,000 has been spent on that work so far. In order to encumber the funds, we need to have a contract. We now have a contract with Southern New Hampshire Planning Commission that the Town Council did approve for the remaining funds.
2. **Municipal Reorganization:** Dr. Shankle is recommending a reorganization regarding the Community Development Department and the Public Works Department. Currently, Community Development is under Public Works with the Department of Public Works Director as the Department Head. If the reorganization is approved by the Town Council, Community Development will become their own individual department with the Town Administrator as the Department Head. That will allow for more efficiency. The Community Development Department consists of Planning, Zoning, Building and Health. If Council approves this, the DPW Director will no longer have to focus on the Community Development and the Community Development Department will immediately hire an engineer for the department. The Engineer will focus on the needs of Community Development with no oversight responsibilities which created some issues last year that were unnecessary.

Posted 6/25/18

New Business:

- ***Letter of Support: Hooksett Village Water grant application***

The committee was presented a letter of support to be sent to the State on behalf of the Hooksett Village Water Precinct for construction of a 1,000,000 gallon water tank. Part of the process is to have support letters.

Paul Scarpetti made a motion to sign the letter of support and send it to the State, seconded by Alden Beauchemin. Motion passed.

Old Business

- ***Sewer Developments: Sewer Commission meeting discussion from 6/18/18***

David Scarpetti spoke about the Sewer meeting on Monday. Stantec was present and discussed the test results from the borings. Everything was positive. There are 9 different companies that could do the work. The Sewer Commission is anxious to get this done so they will be sending out bid packages to find out pricing and how quickly the companies can do it. They plan on having the Sewer line under the river by the end of August. Paul asked if there was a deadline for the bid opening and David stated that there will not be a bid opening, they are just looking for the fastest and most reasonable price and they want them back within 10 days. Alden stated that they thought the meeting was to just discuss the borings but the Sewer commission had a different idea. Sid was hard on Stantec as they thought they would be further along by now. Stantec is coordinating the engineering for the project. Matt asked what the next step would be and David stated that it would be to construct the pump station and a line up route 3A. Jeff Larrabee is hoping to start the hotel by the end of August or First of September. His hope is to open the hotel by Memorial Day 2019.

Dan Lagueux stated that Granite Woods would need to have the Roundabout to be fast tracked if that starts moving. Paul Scarpetti talked about the Sea Dog Brewery and they were talking about doing a brewery there. It would not be a restaurant, just a brewery.

David Scarpetti asked how quickly the water tower would be built and Alden stated that they were \$200,000 over budget with the bids so they went back to the drawing board and still came up short. That is why they are looking for grant money. Regardless, they are able to phase the project and they hope to start breaking ground in the next month or two.

- ***A copy of the letter the Committee requested for: Kathie Northrop is requesting a Letter of Support from the EDAC for submission of an application to a state-funded grant program which provides up to \$10,000 in funding for preservation projects. The funds would be used for interior refurbishment of the old Town Hall at 16 Main Street.***

Kathie has that letter already.

- ***Master Plan review of EDAC's portion of the plan***

Nicholas Williams spoke about the Economic Development chapter. The Master Plan Committee was in agreement that it was long and cumbersome to go in the document. It was agreed to

take it out as it stands and have it be a document in itself. It will be condensed down to about 10 pages. It still needs a lot of updating. He would like to sit down with members of the Economic Development Committee and the Master Plan Committee and take a look at the action items 1 by 1 to strike them off or status update. Nicholas will have a condensed version of that the beginning of next month. That would come back to Economic Development Committee for review before it gets sent to Planning Board and then to the public for comment.

Nicholas stated that the next meeting is on July 9th at 6pm. The chapters they will be looking at is Chapter 3, Population and Housing and Economic Development and Community Facilities and services. The format he is looking for in the chapter is the mission statement, the existing conditions (where are we?) and a SWOT analysis (strengths, weaknesses, opportunities and threats). SNHPC will work on the maps.

- **Town Development Update – Nicholas Williams**

1. **University Heights:** Nicholas spoke about the University Heights project and how they are attempting to move forward. They have proposed some changes to the Planning Board for their master plan. They had some commercial use incorporated into the project. They now are finding that's not feasible. They have proposed the change to 200 additional apartments. That went before the Planning Board as a discussion last week. It was not well received. Alden mentioned that they should tour a development like the one in Londonderry as it is a very impressive development and they have no problem attracting Commercial business.
2. **Kmart:** Kmart is leaving and U-Haul is looking to lease the space and do some extensive renovations to do climate controlled storage. The only concern with U-Haul is vehicle staging.
3. **Credit Union:** Possible Credit Union to be built on Hooksett Road next to Merrimack County Savings Bank.
4. **Property adjacent to Cinemagic:** Possible Doctor's office out of St. Louis.
5. **1554 Hooksett Road:** Lot adjacent to Hannah Ho Hee, there is interested in purchasing it for a Car Wash and Auto Sales.
6. **107 West River Road:** Received a TRC application from Northeast Record Retention for a 5,000 square foot Row House with associated access and parking. Used to only store crew boats.
7. **1298 Hooksett Road:** Starbucks will be moving forward. They are working with the landlord for a new snow staging area in the parking lot.
8. **BJ's building:** Went to ZBA for a Special Exception to be used for Warehousing and Distribution, which was approved.

Alden Beauchemin wanted to add that Plourde Sand and Gravel is interested in selling. He also asked for an update on the bridge and he was made aware that he would have to ask Diane about that.

Posted 6/25/18

Paul Scarpetti motion to adjourn at 5:56pm, seconded by Dan Lagueux. Motion Passed. Meeting adjourned at 5:56pm.

- **Next Regular Meeting Date – July 18th, 2018 @ 5pm**

Minutes submitted by

**Leann Fuller
Administrative Assistant**