

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES**

WEDNESDAY April 18, 2018

5:00 P.

- **Call to Order 5:00**
- **Pledge of Allegiance**
- **Attendance: Chair-David Scarpetti, Mark Chagnon, Alden Beauchemin, Matt Barrett, Alden Beauchemin, Marc Miville-Town Council Representative, Ivan Gault, Dan Lagueux**
- **Staff Support: Nicholas Williams Town Planner, Kathy Lawrence Recorder**
- **Approval of Minutes of March 21st 2018 :**

Motion to approve by Mark Chagnon 2nd by: Matt Barrett

Changes: On pg. 4 -- Jared Reynolds: Park to part, & work son to works on the planning.

- **Update from Nicholas Williams-Hooksett Town Planner:**

The BJ's building was seeing interest from MA distributor for on-line sales. They are meeting with us next week. We are getting a lot of interest for development along Londonderry Tpk. The zoning is spotty, residential lots nest to commercial. It is an area of interest for travelers off Rt. 101. We are considering changing it to (IND) industrial use as the interest is there. We should consider this moving forward and what you would like to see in the future for zoning use in that area.

David S there is a lot of grandfathered residential in the area.

Marc M if we make it IND in that area that would be a good exit to have it. That is an interesting idea to have our exits specified as a zone use.

Alden B we need a plan for the whole town.

David S it would be nice to have a standard of development and make the buildings look nice.

Nicholas W we should work toward there being more of a design standard. The other issue is that zoning and business occupancy is spotty. There are buildings that look IND with small retail cupcake/baking shops next to construction shops.

Marc M Could you come up with some ideas for design plans.

David S we don't want to make it difficult but we need it to look nice.

Nicholas W you don't have to twist arms. It is their community too and they will work with what looks nice as long it becomes standard for everyone. We want to shy away from just the basic tin box.

Matt B land is expensive and it is in their best interest to invest in nice development.

Dan L What would change; we would still have the houses and existing buildings.

Matt B it would not have to be fancy and expensive.

Dean S at some point we need to decide how it should be zoned. It should be looked at and discussed as to what we think the future of the area should be. If you want a mix zone then make it mix use.

David S there are houses there, do you want IND use next to a residential house.

Dean S you can't do anything about what is there but you can about what you want for future use. If developers know what is coming then they will buy land for that use.

David S are we just concentrating on the 28 bypass?

Dean S. It is an odd area of development that has had no real plan as it has grown over the years. Now the question is "how do we fix that over the next 100 years"?

Nicholas W we can't do anything with what is there but we can change it by investing and creating a future plan for the area.

Marc M do we have a list of the businesses on the bypass?

David S originally the by-pass was agricultural.

Dean S Town Council has been providing administrative comments for the ZBA when they are an abutter to an application. Maybe that is something EDAC can add do with development applications for ZBA.

David S is there a committee for the Master Plan?

Nicholas W Yes, we have formed a Master Plan Update Committee. We meeting the 2nd Monday of every month at 6pm. everyone is invited.

David S recommends members of EDAC try to attend if they can.

- **New Business :**

- **Update from Sewer Commission:**

- **David S** There will be a meeting on 4/30 10am @ the HSC office with STANTEC to discuss the cost of sewer going under the river and the pump on 3A to service exit 11 Jeff received approvals from planning and state approval for a septic system for the hotel.

Mark C there has been talk of sports facilities going up in that area. They had letters of intent from Concord and it got too expensive so they have backed out of that plan. We hear that they have talked to Jeff Larrabee and it looks favorable. It would be a windfall for this town if it goes through.

Marc M asked about the details and it is unclear at this time for sale or lease of the land for that type of facility.

Old Business:

Dean Shankle, The Round About 3A update:

Dean S at this time I am honestly not sure where the round-about is going to go. The timing is such that we are not going to get the bids back before the end of June and they are coming in 20% higher. The project cost has also increased by a \$1,000,000.00 and more. TF Moran said that the state is not getting approvals back in time (not before July). If we don't get this project completed this year the State said that they may take it off their 10 year plan.

Alden B what is the date that you need to have the bids by?

Dean S by the 1st meeting in June.

Marc M we have been working on this project for 3 years and the cost has gone up and up. No one is moving fast enough on it. When we started looking into this there were 3 options, the one we choose

was the biggest project of the 3. I would have been happy with just a traffic light then and still would be happy with a traffic light there now.

Dean S The reason for the bigger round-about was for truck traffic. Everything we have done has needed change orders which has delayed the project and increased costs. the state keeps requiring more testing too.

Town Hall Glass Cases:

David S the glass cases are still not being utilized. We want to use the large glass case for our businesses and save the small case for non-profit information.

Dean S I would like to have someone present an idea to improve the main entrance. If we could make it look nice I would be willing to add the cases to the front hall main entrance.

Mark C would look into options to buy some cases or see what may be available.

Dan L relating to the Mater Plan, when will it be finished?

Nicholas W it should take us about a year. We are tackling 1 chapter a month.

David S is the Master Plan on line?

Nicholas W yes

David S My position as Chair for this committee is expiring on 6/30. Would someone like the Chair position? Ivan Gult's term expires too. We also still have an opening for residential member and Rodger Duhaime was interested in coming on the board. I would like to talk with him about filing an application

David as if Kathy would reach out to Ivan and see if he has received his application information and if he is still interested on staying on the committee.

Marc M Rodger Duhaime could come in as a resident member but he is on the ZBA and I am not sure he can be on both boards? We need to look into that.

David S we will wait to hear if Rodger Duhaime would be eligible to serve on both boards. There is still an opening and we will need to have Town Council appoint a replacement Marc Miville as Town Council Representative.

Marc M I mentioned a replacement for me at the last Town Council meeting and they took no action. I will bring it up again next meeting. That will be my last meeting.

Alden Beauchemin made a Motion to have David Scarpetti stay on as EDAC Chair 2nd by Dan Lagueux Voted all in favor

Other Business:

Alden Beauchemin handed out to the committee a list of locations around town that would benefit from a more detailed zoning and development plan individualized for each area/location of town. The committee discussed the different areas that need improvement and agreed in a need for zoning and future planning for economic development.

Alden B I have identified areas in need of improvement.

Marc M you should bring in the developer for the route 3 area and talk with him about his development plans. If you pay your taxes you can do what you want it is your private property.

David S Dick Bovier is an owner to some of the properties

Mark C when someone comes walking in here for a variance to develop an area that it may not be zoned for we need to get an idea of what their plan is for the property. New development needs to have bounds for what it will look like.

Dean S We need to remember that the variance goes with the land. If they sell it then the next owners have that variance too.

Alden B would like to bring back the village area, bring back small mom and pop businesses.

Marc M over the last 3 years it was my intention to generate more businesses in town through this committee. I would love to see more work being done in this committee and less talk. We need to do more about moving businesses to town. I think we need to reach out to more businesses to bring them here. Create a list of businesses that we don't have in town and we should encourage those kinds of businesses come here!

David S Marc, (noting that this is Marc Miville's last EDAC meeting) I have enjoyed your enthusiasm and energy you bring to our meetings! I am going to miss having you on this board. Thank you!

Dean S Recommended that Public Impute be added to the EDAC Agenda

Matt B do we have a list of business owners or developers to invite to our meetings?

Mark C Mr. Leavitt may come to next meeting to speak.

Update that Hooksett Village Water meeting on 4/24/18 is about a new water line going in from Pinnacle Street to the exit 11 area.

Next meeting May 16th, 2018 @ 5pm

Marc Miville made a motion to adjourn. Mark Chagnon 2nd, all in favor

Meeting adjourned @ 6:19

Minutes respectfully submitted by

Kathy Lawrence