

HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES

WEDNESDAY May 16th, 2018

5:00 P.M.

- Call to Order 5:03
- Pledge of Allegiance 5:03
- Attendance: Paul Scarpetti, Chair-David Scarpetti @5:15, Mark Chagnon, Alden Beauchemin, Ivan Gault, Dan Lagueux
- Staff Support: Dean Shankle-Town Administrator, Nicholas Williams Town Planner, Kathy Lawrence Recorder
- In audience attendance: Rodger Duhaime-Zoning Board of Adjustments Representative
- Approval of Minutes of April 18th 2018 : Motion to approve by: Alden Beauchemin, 2nd by: Mark Chagnon
Changes: Request by Ivan Gult, changes to March 21st meeting minutes: correction of 2-20 yrs. stated by Dana Stark
Changes: to April 28th meeting minutes: Ivan Gult's name to be removed from Attendance, Alden Beauchemin name was listed 2x. On bottom of page #2, Dean S - change EDAC to too, not do. Page #3 David *asked if Kathy, not as if Kathy*. Correct spelling of BOISVERT. Pages #4 correct Nicholas W to- yes we are meeting.

New Business :

- **Update from Sewer Commission: Stantec provided Notification of Merrimack River Barge Mounted Soil Borings. Exit 10 & 11 Pump Station.** Commencing May 14th The drilling program is estimated to last 7 days. The barge will be launched from the public boat launch on Merrimack Street and the borings will be equally spaced across the river, east of the ice arena.
Paul S They are starting exploratory test borings, they need to see how deep the ledge is. If they don't hit anything then they go out to bid, if they do hit something then they will do more testing. **Alden B** If they get a good test then they can keep it on budget. **Dan L** the project was approved at \$2M. It will get delayed if it starts to go over budget. They are looking at Mr. Larrabee to possible provide extra cash to keep the project going.
Alden B. Other exciting things happening at exit 11 are the improvements to the water system. It went out to bid and they hope to award it in the next month and start the project in the next

month, they are fast tracking it. **Mark C** If the pump station goes in and someone wants to tie in what is the financial amount to do so?

David S they will have a hook up fee. They are going up to 3A and going north. **Paul S** no one has determined a \$ amount. **Dean S** there are two components, there will be a hook up fee but the other thing is who will actually pay for the sewer line. We have a TIF district so some of that money will come from the tax we collect from that area. We don't think it will be enough to cover the Bond. There are questions of how far to go with the sewer line. What makes the most sense is to go all the way to the exit, which could be done in stages. We have never gotten commitments from people. Once the sewer and the pump station is there it will have to get more serious and who will pay for what. At some point the question is going to be, do the people want economic development on that side of the river? We will try to raise as much money as we can but do the residents want sewer on that side and who will pay for it? The hook up fee and the cost will go back to Sewer Commission we will have our sewer assessment fee and possibility funds from grants too. We have to know it is going to happen first. **David S** Once we know for sure that the sewer will be going there I think then we will have the gentleman from the county offices come back and see what there still may be for grant money. **Dan L** do we know how many businesses there are on that stretch of 3A? **Dean S** we had studies completed and we were looking from exit to exit at one point. A lot of land there is undevelopable and a lot is residential. Some stretches where there is nothing. We talked to have Manchester service exit 10 but that was rejected. **David S** they mentioned it may take 60 to 90 days to get results of the test. As long as they don't hit ledge then they have the money. **Dean S** if the pump station becomes a reality then this committee is going to have to gather some of the information from the studies and determine where we go next. Talk with some of the businesses representatives and see what they are interested in. **David S** the development at exit 11 may get the ball rolling and maybe we can have another business meeting and then we have real development to show them. **Dan L** if the project goes ahead do we spread the cost to all businesses or will the early investors pay the most? **Dean S** We need to somehow convince them that this is going to generate the money to pay them back. If they spend the money they will get the return back with development. **Mark C** to David's point, when they see the revitalization of exit 11 then that will be the convincing point. **Paul S** they will do an assessment on everyone's property and show potential to everyone's property. As you hook up then you will pay per your road frontage.

- **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.**
Nicholas will draft a letter of support from the Hooksett Economic Development Committee
Dean S I would like the letter to point out that the building she wants the funds to go to is for the community to have another meeting place.
- **Motion to draft and send a letter using some of the explanation provided by Dean Shankle made by Alden Beauchemin , 2nd Ivan Gult**
All in favor

- **David S introduced Rodger Duhaime as an interested new member. He is a member of the ZBA and will join EDAC as a representative of the Zoning Board of Adjustments.**
- **Rodger D** I have lived in Hooksett for many years. Me and my brother have had a landscaping business for over 34. I went to school in this building. Hooksett is a great place to raise a family and have a business. It is hard to start a business here with less land to build on and no sewer on the 3A side. **David S** with Roger on the Zoning Board it will be good to hear what is going on from him our last meeting we talked about doing something more with the zoning. **Dan L** we had a discussion about zoning last month and we talked about maybe looking at a change for Londonderry Tpk. The zoning is very spotty, you have industrial with residential. Maybe we could have it be more consistent. **Rodger D** it is a case by case thing you can see it is getting more developed and very mixed with res and commercial. **Mark C** if you are looking at the industrial park, East Point I believe, across the street there is now a housing development. That is just being built. How does that happen? **Rodger D** Brookview, it is set back and you won't see the residential units there. **David S** it has been on the books for years. **Rodger D** we had someone come in and look at the traffic on that road and businesses won't impact the traffic on that road as much as the widening of I93 will. On Friday nights in Hooksett it is really busy! We don't really want to see more residential on that road.
- **Master Plan review of EDAC plan:**

Nicholas W the Master Plan Update Committee is meeting the 2nd Monday of the month @ 6pm. I would like to have a meeting dedicated to the EDAC portion of the plan. I have provided a handout of recommendations that were spelled out in the current draft of the plan specifically regarding the EDAC chapter. I want you to take a look at those today and start thinking about a meeting we will have with the Master Plan committee devoted to the EDAC plan. **David S** do we all need to come to that meeting? **Nicholas W** I want you to all attend that meeting. We can go into detail of the old recommendations and rewrite those that are too vague. When we talk about objectives we need to be more specific. I would like to brainstorm on how we are going to go about accomplishing the recommendations. I would like to sit down with all of you individually and see what areas have been accomplished and how we can rewrite some to be able to take to the voters. Nicholas read a portion of the bound copy that are too broad and vague. **David S** do you have a copy of the plan? (**Nicholas email the most up to date copy of the MP to the committee**). **Nicholas W** We will be taking the updated plan to the public at some point.

Dean S the Regional Planning Commission did an update on the section of the economic development and it cost almost \$20,000.00. **Nicholas W** was it completed? **Alden B** yes, in 2013 **Dean S** we tried to start the update and your portion was the first part and we spent a lot of money on it. **Nicholas W** was anyone here involved in that update? **David S** I think I was just starting but I don't recall a lot, I don't think the EDAC was involved. **Dean S** it was primarily the Regional Planning Commission. **Nicholas W** this time we are completing our own updated plans. I will forward to everyone the most updated copy and would like to sit down with everyone. **David S** when will you be working on our chapter? **Nicholas W** within the next 2 or 3 months. **Mark C** the portion about the Ambassador Program should be handed right over to the Chamber Of Commerce. I'll meet with Kiwanis and Lions Club and we will put a packet together. We would like to put together a welcoming kit and contact point should a business have concerns or ideas. We would like to put together a pamphlet to promote business.

Old Business:

- **Mark Chagnon: Businesses interested in advertising space in the Town Hall glass cases**

We have a new CC business member, Olde Tyme Craftsmen. I had an idea to check and see if we can have something crafted by them and ask if they would be willing to donate it. I would make sure it was something approved by Dr. Shankle. **David S** get together with Dr Shankle and see what he would like there. Anything is better than what is there. Do you have businesses for the cases? **Mark C** I have a few new business interested in the cases, and I have a new Hooksett business, Opex Fitness, that would like to come in and talk with us about his experience of opening a new business in town.

- **Dean S** update on The Round-About: We got an email from the engineer who put together the bid package but we can't send it out until the state approves the plan. We are running out of time if it comes in at more money than we have put away, then we would have to encumber the money to put away and spend next year. Then the TC has to vote to do so before July. We would have to put it out to bid and get it back to then get it to TC for the July Meeting. It is already May and I don't know if we can do that in that time frame.

Town Development Update-Nicholas Williams: we have 2 BJ's applications one for Occupancy Review which is a weekend clearance event and a ZBA application for a Special Exception of a distribution warehouse for on-line sales. A new cell tower constructed by Blue Sky Towers @ 14 Mammoth Road is going to Planning. **David S** we had talked about a map for Hooksett. **Mark C** I took it to the Union Leader and they said they would not be able to use the map because it was trade- marked and you would have to go to that company for any other use. Then the bigger question would be who would get the money for the advertising squares that get sold.

Mark C a professional photographer that joined the Chamber of Commerce and I talked about displaying artwork in the cases. She would display and have contact info with the art displayed. The committee agreed it was something that the Town Administrator should have some time to think about and make a decision. **Dean S** if it is just advertising it may get complicated. I will think about it. **Alden B** maybe if she displayed historical pictures or town pictures. **Dean S** if they were pictures of the town I could see that. I would not want it to have a business card stuck to it but if displayed as donated by... I could see more artwork displayed.

Alden B I like the idea of her taking pictures of the town.

Meeting adjourned @ 6:14 Motion to adjourn by Mark Chagnon 2nd by Paul Scarpetti

All in favor

Next meeting June 20th @ 5pm

Minutes respectfully submitted by Kathy Lawrence