

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
Wednesday July 18th, 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, Matt Barrett, Ivan Gult, Mark Chagnon and Roger Duhaime

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

Approval of Minutes for June 21st, 2018

Paul Scarpetti motioned to approve, seconded by Alden Beauchemin. Motion passed.

Newest Business Member to EDAC, Roger Duhaime: introduced to the board by David Scarpetti

- **New Business:**

Scott Bussiere : Commercial Re-zoning of: #253 Londonderry Turnpike, Map 32 Lot 25

Scott Bussiere made an appointment to talk about Londonderry Turnpike and to request to have residential lot Map 32 Lot 25, #253 Londonderry Tpk re zoned Commercial as the Master Plan stated and asked for assistance in seeing the process completed as part of the update being completed now.

Scott: I want to commercially develop with units like I have done on West River Road. A variance for COM has been granted. I am not sure if I divide this lot, would I have to go for a variance for every lot I divide, or if it is going to be rezoned anyway do I wait until it is re zone by the process which will be part of a Warrant Article at town vote?

David, Nicholas, what would be the easiest way to do it?

Nicholas asked Scott if he is willing to wait for the zoning amendment process.

Roger advised that it is good planning to rezone it. The whole strip could use rezoning. Having residential homes with driveways on a busy road that is only going to get busier is not the best thing to happen.

Scott is it already in the Master Plan? If not how do I get it in the Master Plan?

Nicholas Yes, it is already in the Master Plan to rezone that area.

Roger you would go to Planning Board and get support for it to then get it on a Warrant Article

Scott is there a timeline and should I start meeting with Planning?

Dean You should get on the Planning Board agenda as soon as possible and discuss this.

David Do the homeowners have a say?

Dean their lots would remain residential and those lots that are not commercial now would change later if they sell. It is a change that will take place down the road.

David what is everybody feeling about it rezoning? Does anyone have any comments or questions about it?

Dean I am going to recommend that you focus on this at the next meeting. Give Nicholas and the staff a chance to do an overall plan about what this would look like. Staff should do that before you make a decision.

Scott I am in no hurry and would be willing to wait for it to be rezoned.

Alden as an economic stand point it is a good direction to go.

Dan we have talked about how it would clear up what the use is for that area and we would be more consistent in our planning.

Roger we need a better future plan for that area to fit what our needs are growing toward. Economically it is good for the town of Hooksett.

David we will discuss this more at the next meeting.

Alden asked if Scott was aware of the Sewer development on 3A by his properties.

Scott I don't think it will go as far down 3A as my properties, I would love to see it but I think it would be too expensive.

Nicholas next meeting we will discuss something for the EDAC to provide a proposal to Planning Board.

- **Nicholas provided a Master Plan Update:**

Nicholas I would like us to look over what I have condensed from the 2014 doc. of the Master Plan. I would like to discuss recommendations to present to a public forum. You may know more than the average citizen when it comes to Economic Development and I want you to think of yourselves as the Staff support for the residents.

Paul There has been discussion of the fact that we don't have any regulations for building materials and building design standards, that is why we see steel building because that is cheapest material to use. If we had regs., then it would minimize commercial projects planning just steel buildings.

Nicholas in the PZ we have more wiggle room to work with developers. Spotty development and design is something we need to work more on and new development may become more esthetically pleasing for the town. We could look to Bedford for ideas on implementing better design standards.

Roger we used to have Beautification Committee and they did some great work with development at exit 10 and the design of Wal Mart. I would like to see added to the end of this update "quality of Life" in our Mission Statement, and I agree with the development regs. to include better design standards.

Paul we need to put these regulation changes in print in our Regulation Manuals because we don't have any teeth yet to support it if it is not in writing. If we get it in writing, then when a developer reads it they will bring the plan with our standards. If not, then it looks bad when we ask them to change their design.

Mark How do we go about getting the changes in writing?

Dean I think this is a great discussion! In the past Planning Board has felt that we were appear anti-business with lots of regulations, so they allowed more. Now if EDAC would be willing to point out that these crummy looking buildings are not what we want for our standard of design and that it would improve the quality of life for residents of Hooksett. You could say that you don't want just STUFF you want nice stuff! The Planning Board will listen to this advisory board to request this, It has to start somewhere. If this board is willing and the staff is willing to support it then I think the Planning Board will move in that direction too.

Paul It needs to be in put writing so that staff and boards are all on the same page.

Nicholas we don't want to make things difficult, but I am not sympathetic to big businesses when we know that they have run across this before and may have other designs to provide for us that they have had to provide elsewhere. It depends on the type of business and think about at what point are we asking too much or not asking enough.

Mark I support it and I think now is the time to do it.

Alden if it is in the regs. then they will do it. If we push before we get it in writing then it puts developers off.

Nicholas I think we need to get it in the regulations and staff will look into how we get the Development Regulations updated to include this regulation change.

Nicholas We can also bring it to the TRC meetings so it can be brought up before the plans are set.

Paul we could read the design regs. for Bedford for examples.

Nicholas as part of the MP we need a recommendation to explore this more and to have some kind of design standard regulation. Should it just include the PZ (Performance Zone)?

Nicholas It is important to remember the goal is to make future development in some areas more esthetically compatible. This is for more attraction to both residential development and business. We should consider where a new building is being proposed and if in the immediate area there is a nice building there then it would be a reason to consider a design regulation.

After discussion the Committee feels, Performance Zone (PZ) Commercial Zone (COM), and Industrial Zone (IND) all should be review and become a case by case review for design regulations.

Mark In the MP I think access to K thru 12 schools a challenge. Do you not find that a challenge? It has been a challenge to decide where to send our kids.

Nicholas I have heard that there are 2 sides. Where having a school can become a social center is a good thing. On the other hand parents are happy with a choice for schools and if we were to have our own high School, a town the size of Hooksett may not supply the extent of options as there is in choice. You may want to add that if we do have a High School in the future you should add that the options be broad for your students.

Dan our goal is to think about the next 20 yrs. At one point the destiny of our children may be what we can give them here. The other towns around us may not accept our kids as they continue to grow. I say let's not take the High School off the MP and plan for a future that may bring the need for us to have our own High School.

Mark we have a great community growing and with 4 exits. We need to think of the future and plan ahead for our town growing.

Nicholas I am interested to know how to link this back to the EDAC part of the plan.

Mark how many people have bought a house in this community and sold them to move to a town where their child could go to a different school.

Roger I feel that people will come here for the choice. Maybe we invite a private entity to come open a school.

Motion made by Mark Chagnon that not having High School offers an opportunity. *No follow up from the other committee members was added.*

David Under strengths we should add the Merrimack River.

Nicholas the Ambassador Program is something we should look at and discuss. David explained what we did with that program.

David the Ambassador Program, how do you think we should update this?

Nicholas do you think it would be helpful to continue this for new businesses? Sit down and talk to the business owner and get feedback about the process. What are the most important points, conflicts, difficulties? Frame questions around that.

David I think they need to know who to go to first.

Dan how many applications in a week?

Nicholas it varies from week to week and the complexity of what it may take.

Roger we heard over and over that an outside Engineer was a source of contention. Then we had our own Town Engineer and that was great!

- **Development discussion at exit 10 and 11**

Paul to the MP we add to continue to develop exit 10 and exit 11 and add the Sewer developments and the future we want for infrastructure.

- **Town Signage**

Nicholas we have talked about the need for town signage. We have 1 at exit 9. We would like to have more.

David would they have to be on town property?

Nicholas no, we could approach business owners.

Nicholas asked if there was anything more to take to the public for discussion.

Mark the survey is a good idea and those that complete one we would meet with them after. If they are going to fill one out then they really want someone to come talk to them. I think it is important for someone from this committee to go meet with them.

David it needs to be a new business that comes to town and maybe we can come up with 5 simple questions.

Dan we may want to address the process and what may need to be looked at to make it better. Their opinions mean something and we would be more welcoming if we reached out to them and take the time to meet with them.

Roger we need to have better communication with boards, committees and staff, and then we work better together. It will improve what we can get done and look like a group that wants to make things better.

David we will have to start going to businesses and getting feedback. Work on questions for the survey.

Nicholas has information on the EDAC portion for putting together questions for the public meeting.

- **3A Sewer Update:**

David Henniker has been awarded the contract to do the drilling and it is to start in 30 days and be completed by the end of August. Stantec is designing the pump station and that will go out to bid. They are working on easements in the area and they got approval to go under the bridge. Things are moving forward!

Motion to adjourn made by Paul Scarpetti 2nd by Ivan Gult @ 6:45

Next meeting August 15th @ 5pm

Minutes respectfully submitted by: Kathy Lawrence