

HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
Wednesday August 15th 2018
5:00 P.M.
Room 105 Town Office

David Scarpetti called the meeting to Order @5:07

Pledge of Allegiance

Attendance: David Scarpetti- Chair, Paul Scarpetti-Vice-Chair (Planning Board Rep.), Ivan Gult- Resident Member, Alden Beauchemin-Business Member, Mark Chagnon-Resident Member, Roger Duhaime-Business Member

Nicholas Williams -Town Planner, Kathy Lawrence -Staff

Audience attendance: Dr. Dean Shankle-Town Administrator, Scott Bussiere-Resident& Developer

Approval of Minutes: 07/18/18

Motion to approve made by: Mark Chagnon 2nd by: Alden Beauchemin

New Business:

Review plan to re-zone Londonderry turnpike:

Map of parcels to be re-zoned & acreage re-zoned COM

Nicholas W presented information requested by the committee for the purpose of a zoning amendment that involved 15 parcels on Londonderry Turnpike; zoned MDR (85.67 acres) that could be rezoned COM. 1 lot we may want to discuss is lot 41 on Whitehall Road, the frontage on Londonderry is limited. It doesn't meet any of our requirements for frontage.

Other information included in the pkg., is a ratio of residential / commercial and a study that outlines the best percentages to have for quality of life and economic support. When you look at that trend, we are falling short about 2-3%. This does not take into account our Mix Use and PZ.

Roger D does it include IND?

Nicholas W no it does not, this is looking at only ratio Com to RES. It shows you how we are using our land in town. We should make provisions to make zones COM in appropriate areas.

David S asked **Scott Bussiere** to speak about his plans for development on Londonderry Turnpike.

Scott B I started this conversation so we could get the area rezoned COM. I am interested in a large lot that is zoned RES. I want to know what we need to do to get this done. I have received driveway permits from the state and would like to get things moving.

Mark C we vote at town meeting for the change it will be on the ballot.

Nicholas W it will get done because it is in the master plan to rezone it COM.

Paul S anyone could petition to have it rezoned.

David S if this board is in agreement can we support it.

Roger D this board should recommend doing this. The parcels on this map should be rezoned COM.

Scott B I want to start the design of the building and get my approvals.

Dean S Scott should make an application to the ZBA and that will generate a request for comment from administration. Depending on the timing, it will go to the ZBA to be aware of the interest in doing this.

Roger D when the PB gets the request for the development and rezoning, they will request comments from the ZBA.

David S Would this committee like to provide a letter of support for Scott's development?

Dean S this committee should wait and see what he is proposing. Then make a recommendation, but you should wait and see his development proposal first.

David S are there any more questions from the committee?

Paul S asked about the procedure of notification to the landowners that may be affected.

Nicholas W gave a brief rundown of the procedure to amend zoning.

Paul S did you want to act on this tonight? I would like to look it over more and maybe make recommendations.

Mark C I think there are a few lots that we will not get rezoned by the owners

Dean S I would make the suggestion that you should look it over. If you are going to rezone then rezone the whole area. We are trying to get away from spot zoning. The PB will decide and they will hear from the owners if they don't want it and ultimately it will be up to the voters if they want to vote this down. Remember this is the vision for the changes that will take place in the next 40 yrs. what do you want that area to be used for. Not necessarily now but how it will be used in the future. There was a discussion of the different zoning in the area and how COM is more compatible then RES in that (Londonderry Turnpike) area.

David S *asked to have everyone look over the handout provided and to go to the area and see what it looks like and then discuss this at the next meeting.*

Ambassador Group Discussion Guide for the purpose of creating questions for a new business survey:

The committee has talked of going back to the Ambassador Program and a discussion of some questions that would be good to add the survey.

David S We should ask, Why did you move your business or want to start a business in Hooksett? And should we go to only new or meet with some established business?

Comments:

Nicholas W Why would you want to go to already existing businesses?

Alden B I think some established businesses that want to expand may need a visit to discuss the issues with expanding or we could help with questions on how and who to go to in town.

David S I agree! We want to keep good businesses here and if we can help and support them then it is worth our time.

Roger D I think any business you can get information from and take to all the boards if helpful.

Dean S I think getting the list and comments from the businesses that we met with before would be interesting to see if they are still here or if they have any more impute?

Nicholas W *I will look for the surveys from the older program and maybe make up list of 2 sets of questions. 1 for new businesses and 1 for existing. I think it may be a good idea to have a 3rd for exit interviews.*

David S I think we need to hear both the good and the bad. Split it for both old and new businesses.

Ivan G for the new businesses ask them the question of where they were before they moved their business here and why? What was it about Hooksett that brought them here?

Mark C I like the idea of 2 surveys and I would like to put together a Welcome Packet. We could bring that to the meeting for the new businesses.

Nicholas W maybe a good question would be to put something about what other businesses you will interact with? See what will strengthen the existing businesses.

Ivan G Should we go to businesses that are in the planning stage and see how they are doing in the process?

David asked to continue the discussion at the next meeting.

Nicholas W will work on suggestions for 3 surveys: 1 for new businesses & 1 for existing businesses and 1 for exit interviews.

Mark C will work on a Welcome Packet for the new businesses interviews.

Old Business

Nicholas Williams -Town Development Update:

In the packet is a report that was provided for the Annual Report. The group discussed the new businesses

BJ's building – Eagle Warehousing & Distribution (of Manchester) **Occupancy Review**

35 Londonderry Tpk - Ragnar Original Innovation, Chester NH, light industrial (efficient, smokeless wood waste disposal) **Occupancy Review**

21 Lehoux Drive - Eversource temporary Storage **PB**

1339 Hooksett Road - O'Reilly Auto Parts **PB**

1289 Hooksett Road – Northeast Credit Union **PB**

51 Zapora Drive – Space Center **ZBA for sign variance**

1224 Hooksett Road - Osborne's Agway **ZBA, Con Comm & TRC, PB on the 20th**

1228 Hooksett Road – Urgent Care Facility **TRC, PB & ZBA, Con Comm**

David S how are you making out with the design standard regulation?

Nicholas W I meet with the Town of Bedford and talked with them about their design standard regulations. They have design reviews that are different by the zone that is being developed in. We can add a design review or standardize it, it would be a PB decision. It would be a design rendering step that is provided at TRC. The problem with that is that It is not a requirement to go to TRC.

David S It can be enacted fairly quickly?

Nicholas W yes it can. I think that this committee should recommend this Regulation Change.

Nicholas W recommended that the David Scarpetti, being the EDAC Chair, take it to the Planning Board.

Roger D We need consistency town wide. We have not had that and if we don't it is impossible for one person to check that all regulations are being completed.

Dean S Our new Town Engineer should be starting September 11. We will need more follow up for enforcement of these regulations. Once you raise your expectations it will cost more to develop and live here. Enforcing it up front sets a tone. Enforcing it is another thing, but it is a start.

David S do we go the PB?

Dean S If the planning board is behind it then that is a big step forward.

Ivan G new businesses will have these standards but what do we do with the businesses that need updating? Can we require them to use the new standards?

Roger D I think we will want the will of the TC to support the design regulation change and they appoint the Planning Board members to keep the will of the regulations. How did Bedford require updates over time?

David S when should I got talk with the Planning Board?

Nicholas W Sooner rather than later, how about the Sep 3rd Meeting?

Update of 3A Sewer Developments:

David S Tri Town did sign a agreement with the Sewer Commission. The SC wants to start the line under the river next week.

Nicholas W I talked with the SC this week and they said construction of the pump station will hold off until next summer, they are waiting for a commitment from developers before they put money into that.

Motion to adjourn made by Mark C, 2nd by Ivan G @ 6:36

Next Scheduled Meeting: September 19th, 2018 @ 5pm

Minutes respectfully submitted by Kathy Lawrence