

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
WEDNESDAY January 16, 2019
5:00 P.M.**

- **Call to Order 5:14**
- **Pledge of Allegiance 5:14**
- **Attendance:**, Chair-David Scarpetti, Alden Beauchemin, Ivan Gault, Matt Barrett, Mark Chagnon, Dan Lagueux, Roger Duhaime arrived @ 6pm,
- **Excused:** Paul Scarpetti, Jim Sullivan-TC Representative
- **Staff Support:** Donald Winterton – Acting Town Administrator, Nicholas Williams - Town Planner, Kathy Lawrence – Administrative Assistant
- **Approval of Minutes of November 21, 2018 : Motion to approve by: Mark Chagnon 2nd by: Matt Barrett**

Changes: Page 1 change 240.00 to 240,00. Page 2 That is the process for adding a parcel (was written as stated) *no change made*, Page 3 Bridgett: You want to strategic, change to: You want to be strategic.

Economic Revitalization Tax Credit Zones.

Nicholas updated the committee about the 2 ERZ applications that he has received and provided an example of the sign he would like to see placed in all or some of the zones in Hooksett. He asked for ideas of locations that would be best to advertise the Tax Credit Revitalization Zones.

Nicholas We may be able to approach the DOT for assistance with the signs.

Alden I think the prison makes the signs for DOT

David Where would we like to place them?

Nicholas We have 5 zones, I would like to be strategic with how we place them. Would we like 1 per zone? I would like to add a QRZ code that people could get more information about the ERZ from the sign.

Mark I think the main thoroughfare coming from other communities. Use the entry points into town.

Nicholas there are 2 zones on Route 3, the west side by legends and the former China Restaurant that is north of Legends and exit 10 & 11.

David the zones may increase so if we have the phone number on the sign and the web site then we can move the signs as the zones change.

Mark will we be moving the signs frequently?

Nicholas shared the names of the zones on the Hooksett ERZ map.

Ivan I would suggest to make them 2 sided, or if not chances are people going to or from work will see it and eventually read it.

The committee agreed they would like to have them double sided and centrally located in each zone.

Nicholas will look into the price of the sign and the design similar to the example provided to the committee.

Don asked for clarification of what the tax credit was and where it comes from?

A brief explanation of the requirements were explained and that the tax credit comes from the state, not the town.

David asked where the money for the signs would come from.

Nicholas will look into that with Finance

Mark can the signs have a corporate logo on them? Maybe we could buy them through corporate sponsorship

Nicholas will check with administration for thoughts on that.

New Business:

None

Old Business:

Implementing the Ambassador Program

The committee looked over folders that provided 2 interviews, Initial and Exit. Staff will work on a mailing of the Business Retention Survey from a list of businesses new to the town in the last 2 years.

Nicholas With these surveys I would like to see us start implementing the Ambassador Program. My plan is that we will mail the surveys and get responses back from the businesses. Then we will set up meetings for those initial interviews. We can then determine during our meetings who will participate in the interview. I would like to add the information from the interviews to my monthly update.

Mark mentioned one of the businesses that was on the list had closed. Nicholas will try and get in touch with someone for an exit interview along with Bed Bath and Beyond, as they have closed the Hooksett store too.

Mark How does this affect the businesses on the list that are now considering leaving? Can this process help someone promote available space?

Nicholas we are using this program to interact with our businesses. To meet with them and find out why they came to Hooksett, see how our process works for them and what we can do to improve the process. I want us to have a conversation about what works and what we can do to improve.

David I think the purpose of this is to be more business friendly and see what and if we may need to do to improve our processes.

Don my feedback is that we have been more business friendly and I look forward to seeing the responses from the new businesses and see if the changes we are making will make it better to bring development to Hooksett and to tell them that we are willing to work with them. We had a recent situation with Northeast Credit Union where they came to Town Council for a waiver. We did listen to them and then working with HFD we made a change in our Ordinance. Now we don't change ordinances for individual developments but

this is one that made sense. NCU was not able to take advantage of the new ordinance due to the timing however, they complimented Town Council on changing the ordinance for future development. It was one small step that makes a difference. TC is trying to do the right thing too.

Nicholas so I think by asking these questions it will help to shape and mold the process that will be the best possible product. Doing away with things that may not be applicable to the type of development we are seeing more of now.

Nicholas Williams: Update:

Urgent Care is moving forward and TC recently approved the name of the road, it is now Cinamagic Way. Osbourne's is on the PB agenda for Feb 4th, The Sports Dome is going through the process. They have gone to ZBA. Legends Golf is looking into redevelopment ideas. Maybe all of you could also think of some ideas of what to do in that area. It is PZ and there seems to be more interest for RES development.

Dan I was going to meet with Shipyard but they have not responded back.

Sewer update:

David There was a great meeting with the Sewer Department, Nicholas, Matt and Bruce all attended from Town Hall, Don attended, many committee members and all departments that needed to be there were there. They are discussing different options for design.

Don the re-evaluation of the properties for the TIF district has generated \$400, 00.00. The Warrant Article that this committee should consider their support for Warrant Article #2 that authorizes the Town of borrow 2.5 million dollars to be repaid by TIF funds with no tax increase to the voters. Any accelerant from private investors has yet to be determined.

David asked about the possibility of community grant money coming from the county because of failing septic systems. We are going to work with the sewer department and get this moving forward.

David I think we need to work with water and gas so if they want to expand at the same time then all lines get laid one time while the road is ripped up. I would like to have the water companies come in and talk with us about their fees.

Roger the water fees are killing developments in this town.

Alden Village Water is trying to connect their routes to circulate the treatments that are required. They have individual routes and it is expensive to do them individually. If they could get them connected It would be more efficient.

Roger maybe we should support them so they can run more efficiently and save money for the town.

David a couple things that we need to talk about as a committee. Recently Planning Board denied the application of the rezoning of Londonderry Turnpike. They also want more communication from us; update them on what we are discussing at our meetings. PB was talking about improving building designs regulations and when we meeting with the Planning Board we should talk with them about our support of design improvements.

Nicholas They did not deny it, they tabled it for this year and I think they want the process to be a little bit more vetted, they would like to have a workshop with EDAC and work out the plan for re-zoning the Londonderry area. They were not keen on a few of the parcels north of Farmer Road, so we have a whole year to work with them and rethink it.

Mark asked if the map for rezoning could be marked up with the parcels that Planning Board is talking about and what was requested.

David I would like us to get together with them and discuss that and also have a chance to talk with them about the change in the design of building regs.

Nicholas we are proposing changes in our TRC process to require the applicants to provide architectural design renderings of their buildings and signage, so now those can be reviewed with the planning board on a case by case basis where it has not been the case to do so. In the Development Regs we can require the designs and we have the opportunity to provide recommendations of what we would like to see.

Roger it is great that they will be coming to planning then they have the chance to ask for something better. The town wants to see nicer building and developments.

Alden I think what happened with O'Reilly's Auto Parts is that they went into the process with an engineering design and further into the process the Town asked them to change their design.

Nicholas I think this a good thing for this committee to discuss with Planning Board in a workshop session. There is a history of as long as the applicant meets the criteria in our development regs there is no impeding the process. I think a few members felt that asking to ramp up the design would be to great expense that for the applicant, they felt that it would appear to be, not very business friendly, but if you look at some communities that are requiring just that, it becomes something that developers want to be part of and the residents too. We can strive to be a bit stricter in our design process.

Don Stantec is coming to the Town Council and will provide a presentation of the new sewer design. We want to get a Bass Pro Shops meeting again with the same attendees as the last meeting and update them on the sewer development improvements.

Ivan the ERZ we were talking about earlier, I believe the due date for the application is in February and I think we asked if it could go on the web site. I was wondering if we have it linked so we can get the word out before that due date.

Nicholas we could get it on the website, I could look into what calendar to get it on. We are working on condensing our website and making it more users friendly.

Meeting adjourned @ 6:25 Motion to adjourn by: Ivan Gult, 2nd by Matt Barrett

Next meeting February 20th @ 5pm

Minutes respectfully submitted by:

Kathy Lawrence