

**HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**  
**MEETING MINUTES**  
**Wednesday April 17th 2019**  
**5:00 P.M.**  
**Room 105 Town Office**

**Pledge of Allegiance: 5:00**

**Attendance: David Scarpetti-Chair, Matt Barrett, Dan Lagueux, Alden Beauchemin, Paul Scarpetti, Roger Duhaime, Mark Chagnon, Ivan Gult.**

**Excused: James Sullivan**

**Staff: - Nicholas Williams – Town Planner, Kathy Lawrence – Staff Support**

**Approval of Minutes: Motion to approve minutes of 03/20/19 made by: Paul Scarpetti, 2<sup>nd</sup> by: Matt Barrett. All in favor**

**Changes: 2 changes requested on last page.**

**Discussion of Rt. 28 bypass zoning changes and workshop with Planning Board:**

**Nicholas asked the committee to look over the lots for re zoning and provided feedback that Planning Board discussed**

**David** Planning Board would like to see 28 bypass rezoned COM up to Farmer Road and keep the remaining lots to the north RES

**Paul** maybe change the IND further south on Londonderry to COM. Eastpoint Dr should remain IND.

**Roger** we have had problems with IND zones abutting RES and I think we should avoid that happening.

**Nicholas** if it is abutting RES it should stay COM, not IND. One issue they had with the properties north of Farmer Road was the Condos being re-zoned. A few have lot size that meets the COM district but they are condos and we would be creating non-conforming lots. We don't want to spot zone and it is a hurdle I don't think we can overcome.

**Mark** you are proposing we zone it all COM?

**Nicholas** that was the original proposal and they had issues with that, and for good reason.

**The committee discussed other RES zoned lots that are north of Farmer Road. The lot that is workforce housing should remain RES.**

**Nicholas** Planning Board tabled the proposal and wanted to have a discussion / workshop with EDAC before the next proposal.

**David** we should meet with them. When would be the best time?

**Mark** The proposed Dome on Benton is causing problems with abutters. I know that is PZ but that is what happens when we have RES next to commercial development.

Posted 4/24/2019

**Nicholas** PZ is an overlay of COM zone. Benton Road was zoned COM in the 1980s and then the PZ in 2006. PB is looking into lifting the PZ.

**Mark** I was in favor of the dome but not where they are proposing to put it. The PB meeting was a nightmare. I don't want to see those issues continue. So how do we negate that from happening again?

**Roger** It is personal for those that live near any development.

**David** are you saying they are going to remove the PZ?

**Nicholas** It has not been discussed at a meeting yet. We need to be proactive in any changes we are proposing and make sure our zoning choices are smart.

**Matt** does every land owner have to agree to the re zoning?

**Nicholas** No it goes to the voters.

**David** asked that we remove the Holiran lot from the rezone and keep it RES. Can we get on the agenda for the next PB meeting?

**Nicholas** May 6<sup>th</sup> has a lot going on so I would suggest May 20<sup>th</sup>

**Paul** suggested that if any committee members get a chance as they are driving around town to look and see if there are other roads like Benton Road that is zoned PZ with a lot of residential.

**The committee discussed the proposed NH Sports Dome that is still in front of the Planning Board.**

**Nicholas** I think we should bring up the Benton Road PZ and the residents on Benton Road at the work shop with PB.

***A motion to attend the May 20<sup>th</sup> Planning Board Meeting to discuss the re-zoning of Londonderry Turnpike made by Mark Chagnon, 2<sup>nd</sup> by Paul Scarpetti  
Send out agendas to the committee when they are posted as a reminder.***

**Nicholas showed the committee the PZ on Londonderry and how it continues north.**

**David** can you have RES use in the PZ?

**David** agreed that the committee to look around the town as they are traveling around town and see if any other areas would be part of the discussion.

**Nicholas updated the committee on the proposed purchase of the Firebird Hotel by the Fairfield Inn and if the town could help them with financial assistance through tax relief. Nicholas provided them information on the ERZ and who to contact.**

**Mark** what about impact fees for the proposed buyer?

**Nicholas** we did discuss that as a possibility but the buyers are not sure what they are going to do with the property.

**Review of Impact Fee Ordinance:**

**Nicholas** The impact fee schedule is out dated it was adopted in 2005 and 2008. We do get push back from developers after they see what fees are assessed. I have reviewed other towns around us and I think should make ours more in line with theirs. I know there are variables as to the size of the towns and some don't assess Impact Fees at all. We can do a RFP and have a review done for the town but that will cost money and I am not sure that will be approved.

**Dan** provided information on the assessment that created higher taxes for area businesses and that along with other fees is driving business away.

**Mark** What do the fees go toward?

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**Nicholas** It is for capital Improvements. They are kept in separate accounts and returned if they are not used in 6 years.

**Alden** how do we find out if the town will use the impact fees collected and planned for the round-about? They can now use those for other improvements and not see them wasted? If there were fees collected I want to be assured the town uses them.

**Mark** can you take impact fees and use them to buy houses in some area that would go to widen a road?

**Paul** how much would it cost to have a review of Impact Fees?

**Nicholas** I am not positive.

**David** I think we should talk with the Planning Board about the Impact Fees when we meet with about the re-zoning.

**Paul** the impact fees are designated to specific corridor and fees raised there needs to stay in that corridor.

**Nicholas** we have been out of compliance with the EPA for storm water drainage and we are working with consultants to inventory them and use some of those Impact fees for equipment to do that.

#### **New Development Update:**

**O'Reilly Auto Parts has their new construction underway. 28 Londonderry Turnpike commercial development is meeting with PB for approval. They have conceptual site plan of 14 commercial units that is not approved yet. Corner Stone Park has not started blasting or construction yet and the Dome is still going to Planning.**

**David Scarpetti** has TIFAC been decided on by Town Council yet?

**Nicholas** we have not heard anything yet of a committee forming

**ERZ signage:** We are in communication with DOT and they are having issues with where we wanted to place our signs. We may have to revisit our locations and find locations for them on our roads.

**Alden** I think EDAC should talk with the NH Sports Dome if they can't use the Benton Road location and help them find a new location in Hooksett. I don't want to lose them.

**Nicholas** it is the traffic that the abutters have the most issues with.

**Motion to adjourn made by Paul Scarpetti, 2<sup>nd</sup> by Mark Chagnon @: 6:30 All in Favor**

**Minutes respectfully submitted by Kathy Lawrence**

**Next Scheduled Meeting: May 15th @ 5pm**

#### **How to sign up for E-Alerts:**

Go to [Hooksett.org](http://Hooksett.org) > from the home page on the right hand side, in yellow, click on E-Alerts > then you have a list of options to choose from that you may want alerts for. They send to your email when we post agendas, minutes, announcements and meeting updates or cancellations.

Let me know if you have any questions

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