

**HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES**

Wednesday August 21, 2019

5:00 P.M.

Room 105 Town Office

Pledge of Allegiance 5:07

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

Excused: Paul Scarpetti, Brett Scott

Staff: Andre Garron – Town Administrator, Nicholas Williams – Town Planner, Kathy Lawrence, Minutes

Approval of Minutes: 7/17/2019 Motion to approve made by Mark Chagnon, 2nd by Matt Barrett. All in favor

Appointments:

John Kelly / Auto Wholesalers of Hooksett, #1319 Hooksett Road-NA

Nicholas - John wanted to come in and discuss the access to his lot that was cut off when Aroma Joe's was developed. He knows that it is a discussion he will have to have with DOT.

Discussion: New ERZ – Manchester line to new Osborne's Agway on Hooksett Road

Mark Chagnon made a motion to lengthen a New ERZ from Kool K9 / Ruff to Fluff (#1238 Hooksett Road) to the Manchester line 2nd by Alden Beauchemin

All in favor

Discussion:

Mark why not have it go to the PZ?

Nicholas it is a revitalization zone, it is not meant to cover the entire commercial zone.

Jim are we able to do add it

Nicholas we can, it can be update annually

Mark can you document the application with photos?

Nicholas yes which is a requirement.

David how many applications have you received?

Nicholas 5 or 6.

David do we know if they have received any tax breaks

Nicholas it is private information just between the applicant and the state.

Paul Scarpetti: Architectural Design Standards Subcommittee Update (provided by Nicholas)

Nicholas we met August 8th and will be meeting more. PB is expecting something in writing by mid-October. Legal has advised that the ADS not go in our Zoning Ordinance because it would have to go through so much more to implement. We will make the recommendations and with PB approval they will become part of the Development Regulations We met in September again and will take a look at the criteria we want to implement.

Jim TC had a discussion on this and at a look of the town. TC is support of it.

David will these changes have to be voted on?

Nicholas no the PB will have to hold a public hearing on the recommendations and then they have the authority to adopt and apply them to our Development Regs.

Roger Duhaime: Update on developments for sewer interest from business owners in 3A TIF

Roger I have talked with some of the owners of the TIF and they are looking for cost projections. We don't have anything for them yet but I have noticed that there is still a lot of vacant land around the exit 10 area for development. I do believe if you build it they will come, that area still has a lot of potential.

Nicholas Williams: New Development Update

Amazon is moving full steam ahead with construction and they are planning to take it in 2 phases. The canopy in the parking lot has run into an issue of supply so that will be completed sometime next year, but they hope to become fully operational by the holidays. PB will meet and discuss the impact fee totals.

The Sports Dome is running into an issue with water flow and they are working on steps to deal with that

Agway is under construction and moving right along

Subway is relocating to 90 West River Road and a Doctor's office is showing interest and may be moving into the plaza also.

Smith Road Contractors Units has rented out the 1st building and the construction has not even been completed yet. Plan for the 2nd building is in for approval.

Ex 11 – Jeff Larrabee getting bonding in place for the approved hotel on the Richie Bro property

David how long does he have?

Nicholas he had approvals for the original site several years ago and those have lapse but his chance on the Richie Bro site will need to have active and substantial improvements shown in the next 11 months to be vested for a 5 year period.

David provided the committee with an update from the earlier meeting for the TIF and the options that were discussed and what was most favorable. Also he updated the committee about the discussions with Bow and Hooksett for possible agreements to tie in to sewer and water

Dan added information from Sid Baines and the Sewer Commission that work in zones 1 & 2 may be completed at a cost around \$10mil where the original cost would be closer to \$8mil per zone.

Alden A new projects at ex 11 is a new DOT building that is under way. There is a build board on Hackett Hill of the project.

Roger it is a Management Facility for the highway

Farmers Market:

Nicholas as we have discussed the location of the RK (K-mart) Plaza to host the market. We have been reaching out potential venders for interest. We hope to be off the ground and running by May and run thru Oct with about 10 – 20 venders.

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Ivan there had be talk about using the Pedestrian Bridge.

Nicholas there is a parking problem in that location. One reason we approached the Kmart Plaza Management was that the vendors like to be on Rt. where there is more visibility and more traffic. One reason it did not do well 10 years ago was that it kept moving around.

Jim you would have to discuss parking arrangements with the Cong Church. If on the other side it you would make arrangements with the legion Hall.

Nicholas if that would work it would be a great place to have it but when it had been there in the past the vendors dropped out because of no action.

David What is going on with the Master Plan?

Nicholas We had a productive meeting in July and we will be meeting again in the fall. I am not sure when or where it will be held just yet.

David any additional discussion?

Jim when we were searching for a new Town Administrator it was agreed that a main task for the new TA would be to get involved with and to work with Economic Development. An update from Andre at these meeting would be helpful, either by Andre or through Nicholas.

Andre most of the new development Nicholas will provide in his updates as he does now. My focus is the TIF and how best to lay the Infrastructure and the cost to the town, what areas are most important for the future and the development we have and want to keep. I think the committee is doing a great job.

David it was great to see we had several members from sewer, water, engineering and a representative from Bow attend.

Alden the consensus was any connection and inter-municipal agreement to Manchester was out and the focus to be on zones 1 & 2 going first.

David, ex11 is not the main focus.

Andre I think the TIFAC is looking at and working with Underwood, and the task is to look at the entire TIF, all the options for all 3 zones.

Ivan what is the time table for discussion of 1 & 2

Andre October they will be discussing zone 1 & 2 and in November they will discuss zone 3. Then in Dec & Jan will be the recommendations from the committee

Nicholas the Utility Coordination Team will be meeting next week so if other utilities want to piggy back on any of the work being done they are kept informed.

Alden the meeting with Bow?

David they want to connect with Hooksett sewer and HVW wants to tie in. There are discussions for them tying into Hooksett Sewer at their experience. They are doing a feasibility study on water and sewer

Motion to adjourn made by Matt Barrett, 2nd by Ivan Gult @ 6:00

Next Scheduled Meeting: September 18th @ 5pm

Minutes respectfully submitted by Kathy Lawrence

