

**HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING MINUTES**

Wednesday October 16, 2019

5:00 P.M.

Room 105 Town Office

Pledge of Allegiance 5:04

Attendance: David Scarpetti – Chair, Matt Barrett, Paul Scarpetti – Vice Chair, Alden Beauchemin, Brett Scott – Alternate, Dan Lagueux, Ivan Gult, Jim Sullivan- TC Rep, Jon Duhamel – Town Assessor

Approval of Minutes: 9/18/2019 Motion to approve made by Paul Scarpetti, 2nd by Matt Barrett All in favor

Discussion: Update ERZ Signs;

Nicholas W Previously the EDAC approved to purchase 12 signs at \$1700.00 and at this point I think we need administrative approval for payment and of what line in the budget to pull the funds from.

Andre G I think there is a line for that.

David S we were talking about the state giving us a hard time about where we can locate them.

Nicholas we will need to locate them on town right of way and on private property, not on state right of way. The state sees them as advertising and they won't allow that in their right of way.

David S On 3A we have talked about locations of the soccer field and on Alden's property.

Paul S where are we going to place them in the zone?

Nicholas W we determined that they would go in the center. We have a newly designated zone located at the new Agway that continues south on Hooksett Road to the Manchester line.

Jim S do we decide as a group for the best locations and give that information to Andre

David S we need to talk to the property owners and see what businesses are in the zones to determine good locations. Will DPW be able to set them for us?

Nicholas W I have a contact for the former Chinese Restaurant zone. That would be a good location for that sign. We need to have the signs for the property owners to see what they look like before committing to having one on their property, and I think DPW would set them for us.

Community Revitalization Tax Incentive RSA 79-E:

Nicholas W the town had enacted 79-E a previously back in 2007. It was a little different then and the program approval went through Town Council. There have been several amendments to it since then and now I believe we have to put it on a Warrant Article. We would have to go to TC for approval to adopt the new version of 79E

Andre G it is an economic development tool used by some communities. Essentially it freezes the property assessment at the time it is applied for, for a duration of 5yrs. In that time the owner can use that tax rate to make improvements and the tax assessment won't go up. At the end of the 5 years they will start paying the present assessed rate.

David S this came about because of the Fairfield Inn was interested in buying the Firebird hotel and demo-ing it. The possible investors wondered if they could receive a tax break from the town.

Nicholas W when I talked with Kathie Northrop and the preservation alliance it was considered that the demo is not in line with what 79-E is used for.

David S but it does include safety.

Nicholas W yes and I did get the number of calls for HPD to respond to at that location, it was at about 70.

Jim S yes in the criteria, it did include safety and sense of place.

Paul S who makes the decision of who qualifies?

Nicholas W I think it is TC that makes that decision.

Jon Duhamel I believe it is this committee that would make a recommendation to Town Council to approve if they have a case.

Nicholas there would have to be a formal application process and we would have to determine what that was and then they would come to this committee for a review of the application. Then we would determine the recommendation to Town Council.

David S this is a great tool for businesses to come to revitalize our town. We could discount Impact Fees or use this 79-E but not both.

Paul S it could be used for the right cause for the right property

Nicholas as for the Firebird I don't think there intent with the proposed demo is what it is for.

Jim S and I don't think the Firebird is a historical which is one of the criteria

Nicholas W the safety aspect is one or could we use that it is a blighted property. I want to make sure we are doing it the right way. For Town Council to adopt the new RSA 79-E it would have to go on the Warrant Article for the voters to enact.

Jim S I did talk with someone that lives in that area and they are concerned about that property. I think we would have support to do something in that area.

David S I saw that the property is listed now so it may not happen now.

Jim S if we think this is the next step to get on a Warrant Article, then that timeframe is coming close and we need to have a public hearing for it.

David S I think we should get it approved and have it as an economic development tool

Paul S whether we get to use it for firebird or not it would be good to have.

Paul Scarpetti: Development Regulations Update:

Paul S provided a draft of Commercial Architectural Design Standards.

Our sub - committee is meeting tomorrow night to work on some details before we go back to Planning Board for approval, then we would need to talk to Town Council.

Nicholas W we have added points that we did not have before. Building material specifications that are permissible and providing leeway for sides that are not visible, to be able to use a less attractive siding for cost cutting also color schemes.

Paul S Also we have added that the design has to be present at TRC and to the Planning Board prior to approval so we can review the design in the planning stage.

Jim S to get this in the Development Regulation will it need to be approved by the Planning Board?

Nicholas W the sub - committee will meet again and we would like to finalize it. Then I will run it by legal and then we will have a Planning Board public hearing for a final approval by Planning Board. We also need to determine when we want to start to enforce these guidelines on existing structures. It will be an expense to the property owner.

Ivan G Will there be a timeline for people with existing structures?

Nicholas W No, at this time this will only apply to new construction applications that submits a site plan. Maybe we can review for existing structures when they submit for an addition.

Jim S Would the design for those older metal building be allow in the new design standards?

Nicholas as they are written here, No.

Jim S there are some older building that are ugly and one in particular that is very large. What would we do to require even some improvement?

David S would the 79E fall into place with something like this when they have update.

Andre G We have to find more out about that.

Dan L if we don't enforce this then what is to stop someone updating an updating an existing building to do whatever they want with siding and color? Why would they not have be required to use these standards?

Nicholas W the improvements may require a site plan and at that point we could review.

Brett S if these standards have to be applied to existing buildings then it would be very expensive.

Nicholas W the signage has requirements, but minor improvements like paint and awnings would need more verbiage

Andre G if there is a change then the attempt is to work with an existing business to upgrade and be in line with what the future is for our buildings. Some communities do a facade improvement program. They have grants or appropriate funding to assist those property owners. There is private and public money to improve it and the state use to have a program for just this.

Jim S but along route 3 there are some existing buildings that are just too big to bring up to conformity. It would be expensive and it would be difficult.

Nicholas W you will see the effects of this over time. Our standards are not as restrictive as some communities around so as not to cost someone an enormous amount of money to do business here.

Matt B we don't want to create a loss of business but I do agree this is a good thing

Roger Duhaime: ZBA Update-N/A

Nicholas Williams: Rezoning Londonderry Turnpike

Nicholas W the public hearing for Londonderry re-zoning south of Farmer Road to the IND zone is scheduled for the 2nd meeting in November. There are some Benton Road properties too.

Benton Road Sports Dome property update:

Nicholas W they will likely start construction in the spring. Osborne's Agway came in and received information to apply for ERZ. We don't want to advertise for the ERZ because it is a pot that is it is awarded the pot will get smaller and smaller.

David S provided and update to the committee about TIF. The committee agrees to look at zone 1 & 2 for service first, keep the businesses at exit 10 happy and if there are developers that are interested in investing in sewer at exit 11 (zone 3) then maybe that area can be started sooner.

Alden B the TIF committee will meet again on Nov 20th and the developers of exit 11 need to provide something.

Motion to adjourn made by Ivan G, 2nd by Matt Barrett @ 5:55pm

Next Scheduled Meeting: November 20th @ 5pm

How to sign up for E-Alerts:

Go to 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.

