

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
Wednesday November 20 2019
5:00 P.M.
Room 105 Town Office**

David Scarpetti called the meeting to Order @4:52

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, Matt Barrett –Business Member Jim Sullivan- Town Council Representative, Brent Scott-Alternate

Nicholas Williams -Town Planner, Kathy Lawrence -Staff

Approval of Minutes: 10/16/2019 motion to approve made by Mark Chagnon, 2nd by Matt Barrett. All in favor with changes noted

Mark Chagnon pg 3 1st line repeat of *update*
Nick W comment near bottom of same page, repeat *it is*

New Business:

Peter Stoddard Tom Hewett of S & H Land Services ;

We would like to move the business to Hooksett on an existing lot that is Residential and subdivide the back portion of the lot build a SF home in a residential area off Joann Drive and use the front lot, an existing home as a business location off Londonderry Turnpike. The Planning Board is moving toward rezoning Londonderry Tpk Commercial so If we can't get the lot rezoned Commercial and subdivide the lot to create a residential lot in the back off Joanne Drive then it would not be an affordable location for us.

David S what is the current lot being used as?

Peter S The current house is being used as residential it could be still bought as residential and use it as a residential use. I think the town would like to see this front used as m commercial and the back subdivided for residential off Joanne Drive.

Tom H we have worked in Hooksett on the rail trail and several other projects in Hooksett, we would like to move our business here. As you can see this is a great opportunity for this use and change that back portion for the residential.

David S how big is the lot that the existing house in on?

Nicholas W They are going before the ZBA for a use variance and that would grant them the use on the back lot that they would be subdividing off for a Commercial use off Londonderry. It will need to go through the amendment process so that the Joanne piece is not COM.

David S ZBA will hopefully grant that use and then they would have to go to planning for the subdivision.

Roger D why such a small lot for the COM use.

Peter S we just don't need a bigger lot.

Roger D many of the residential lots on Londonderry have gone COM.

Peter S what we like about this lot, is that when we are done we will make this look like a commercial lot and a commercial building.

Tom H if we get approved then we will do updates and make it look good with pavement and landscape

David S I like what you are proposing to use it for

Alden B I have walked the lot and it is beautiful for what they are planning and these guys do very good work.

Jim S the front is across from Smyth Road. You want to make the front commercial then subdivide in the back for Residential? Maintaining the front commercial and back residential off Joanne Drive seems to work and if it only needs a variance from zoning, why not wait for the re-zoning?

Peter S If the amendment fails on the ballot

Alden B it protects the residents from that commercial use.

Roger D we could put in restrictions on the variance

Tom H we can put in a covenant, I don't see a benefit to deny it. It is the variance we have for a insurance if the voters don't allow it.

Roger D it is a home commercial business like we have a lot of in town. You have to provide a buffer between the use of commercial and residential, 30 ft I believe. so think of that as you are subdividing, you will be asked about that.

Nicholas W the conditional line on the variance I am not familiar with. The variance is only good for two yrs and then it could expire.

David S you would go from ZBA and then go right to Planning?

Nicholas W the variance could expire if nothing happens in 2 yrs.

Jim S so they would have to get this done in 2 yrs

Roger D or they could ask for an extension

David S everyone is in agreement to this proposal so what do you need from us?

Nicholas W the committee could provide a letter of support to the ZBA

Alden B I think that they are coming to us with a proposal for support from an economic stand point it makes a lot of sense

Jim Sullivan made a motion to have the Economic Development Advisory Committee support the plans from S & H Land Service for the proposed development to subdivide Map 43 Lot 24 as a good location for commercial development and to satisfy the needs of the residents. We encourage the ZBA and PB to approve and grant their wishes. 2nd by Mark Chagnon

Alden Beauchemin abstain due to a conflict

Ivan Gult abstains due to a family member as an abutter.

Motion passes

Tax incentives:

Nicholas W I attended the NHMA last week, they had a good over view for the 4 tax tools that State of NH has available and we can enact. The 4th #7280 we don't have and I think it is one we should consider to adopt. It is for commercial and industrial addition and new construction revitalization tax relief.

David s what will it do

Nicholas W if there is an addition to the building or new construction they would not be taxed on the added value.

Posted 11/27/2019

Roger D is that taxes the state of NH will kick in?

David S what if the building is demoed?

Nicholas W this is local relief from the town. It doesn't speak about demolition

David S what about impact fees

Nicholas W there already is room to negotiate that with them

David S 79E is only for Historic districts?

Nicholas W any structure in our previously designated locations, which is the village. They have expanded to go outside of that now but it does need to be historic.

Mark C how would that work with a house on this road?

Nicholas W TC approved the district and any structure can apply for relief under 79E the stone house on route 3 is outside of the district so that would fall under 79E

Jim S even structure on the national historical registry

Nicholas W I would like to go to council and have them approve to enact 79E with its new amendments and the 7280 tax relief

David S can you use more than 1 incentive on a property?

Nicholas. Yes

Nicholas W this is good for spurring activity of vacant lots.

Kathy L is there a time limit for the relief?

Nicholas W the tax relief is up to 10 yrs as determined by TC. **I will take it to Town Council and recommend adopting it.**

Jim Sullivan made a motion to draft a letter of recommendation for the adoption of tax exemption of #7280 for commercial and industrial construction exemption 2nd by Alden Beauchemin,

All in favor

Brownfields

Nicholas SNPC is applying for a grant and they have invited us to provide letter of support and be a recipient. It is a parcel that may have been part of an environmental degradation.

1289 Hooksett Road was a recipient of it and they utilized the information of this grant and got the property cleaned up to EPA standards. It does enable the sites to be cleaned up and release future owners from liability

Mark C we meet next Wednesday, do you have any questions about #7280 I can ask them?

Nicholas W I would like to see how many communities apply for it.

Development Updates:

Nicholas W Starbucks has signed the lease and will submit to Planning Board before the end of the yr. Site plans for Seasons Market Service Station located across from Mt St Mary's is coming.

Jim S I am concerned about the design

Nicholas I have talked with them about our design regs.

Kmart is leaving & U-haul is interested

Jim S is there a plan to reach out to empty spaces?

Motion to adjourn @ 5:50 made by Ivan Gult 2nd by Roger Duhaime, All in favor

Minutes respectfully submitted by Kathy Lawrence

Posted 11/27/2019