

**Economic Development Advisory Committee**  
**Date: 01/15/2020**  
**Town of Hooksett Municipal Building,**  
**Time: 5:00 PM**  
**Minutes**

1 **CALL TO ORDER@ 5:00**

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE: David Scarpetti-Chair, Jim Sullivan-Council Rep, Alden Beauchemin, Mark**  
6 **Chagnon, Matt Barrett, Paul Scarpetti-Planning Board Rep, Brett Scott-Alternate**

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8 **STAFF & OTHER DEPARTMENTS: Nicholas Williams-Town Planner Bruce Thomas, Town**  
9 **Engineer,**

10

11 **EXCUSED: Dan Lagueux, Ivan Gult, Roger Duhaime**

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13 **APPROVAL OF MINUTES 11/20/2019: Motion to approve made by Jim Sullivan 2<sup>nd</sup> by Mark**  
14 **Chagnon.**

15 **No changes, all approved motion passes**

16

17 **DISCUSSION:**

18 **1) Update of Recommendations from TIFAC to Town Council Presented by Bruce Thomas:**

19 **Bruce T** the priority was agreed to be at zones 1 & 2 (exit 10) primarily to rectify the septic  
20 issues from ISDS. It is also a priority to provide updates for the water main. There has been a lot  
21 of talk about the private participation so agreements will be created and signed as the project  
22 develops. We will add a pump station on a lot to be determined for Phase 1. There is a town  
23 owned lot in front of Amazon where we may locate the pump station, but the analysis is still  
24 out for that location. The sewer line would then go south, private donations will construct a  
25 portion of the pipe.

26 **Matt B** does everyone have to participate in order to complete this phase?

27 **David S** we are going to meet with the property owners and try to get agreements signed for  
28 their participation of funding and connecting to the system.

29 **Jim S** we are asking the Town Admin to look for locations that are town owned and the piece in  
30 front of BJ is a possible place.

31 **Paul** asked about Bemis Rd and if the project included that road?

32 **Jim S** is there a dry line there?

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33 **Bruce T** I don't think they do.

34 **Paul S** I thought there was a dry line installed for Walmart too?

35 **Bruce T** it was believed that there was one there, but we can't find that one does exist. Today  
36 we met with the Subway location at 88 West River Road and they are having issues due to  
37 another restaurant want to go into that plaza, but the system is was not built for 2 so they may  
38 be interested with connecting. In Phase 3 we have Supreme Ind interested in sewer and they  
39 would connect with their sewer line that would meet connect at Cross Road. Then we would  
40 run a line north on 3A for the development on Hackett Hill. We need an agreement and a  
41 development plan before designing into those lots. Phase 4 would be the connection between  
42 Cross Rd to Meadowsett Rd and north to the line at the end of Zone 1 just north of DD. We  
43 would connect the water there too to complete that loop. We are in discussions with MWW for  
44 coordinating our project with their project construction.

45 **David S** the state is going to be paving on 3A is there anything we can do at that time?

46 **Mark C** I sit on SHPC and it has not been brought up. I think we need to make sure they are  
47 aware of this project in Hooksett

48 **Bruce T** I have notified but he will reach out to them again and follow up.

49 **Jim S** is the Tri Town pump station being built now?

50 **David S** no the pipe is under the river, but the pump station has not been built.

51 **Jim S** why wait for the development?

52 **David S** because they are going to move the money that was available to build to add to  
53 funding phase 1 at exit 10.

54 **Paul S** what if someone came in with funding for exit 11, would they move that up?

55 **David S** Even Supreme Ind has nothing substantial yet.

56 **Bruce T** went over funding and cost and the next steps. The town's estimated cost is \$21M for  
57 the project and the private cost estimation is \$10M. Hooksett Sewer Comm is increasing some  
58 of their fees to offset some of the expense. These recommendations that are being presented

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59 to the Town Council we hope to get approve. Then next will be a proposal for the next phase of  
60 the design.

61 **Jim S** was the project to be funded by the money generated by TIF?

62 **Bruce T** Underwood Engineer-David Mercier will be at the TC meeting and will have more  
63 detailed information. I have worked them all along on this and they have been very good.

64 **David S** there had been more talk of sewer, but this final recommendation will have water  
65 updates added too.

66 **Mark C** is there any communication with other utilities?

67 **Bruce T** yes, I have created a Utility Coordination Team, everyone is getting notification of our  
68 updates and info for the project. We have met a few times too.

69 **Paul S** is there a plan "B" if Supreme Ind can't get an easement from the state?

70 **Bruce T** it has not come up yet. Underwood is starting the process for the easement. We hope  
71 to get Supreme to pay for some of the project design.

72 **Paul S** are they going to do the design or us?

73 **Bruce** we would like to do it

74 **Jim S** the proposal is supported by TIFAC I think we EDAC should show our support for it too.

75 **Mark Chagnon made a motion for EDAC to support the program/recommendations for 3A TIF.**  
76 **2<sup>nd</sup> by Paul Scarpetti**

77 **All in favor**

78 **2) 2020 Zoning Amendments**

79 **Nicholas W** the 2019 Zoning Amendments have gone to Warrant Articles. I would like to start the 2020  
80 Zoning Amendment plan and that would change the COM zoning of Hackett Hill exit 11 area. Once  
81 sewer and water are available it will drastically change the density and intensity of development there  
82 and we may want to look into the possibility of a Mixed Use. We have received a lot of interest for this  
83 type of development on other parcels in Hooksett but not just here there has been a lot of **interest in all**  
84 of southern New Hampshire for a Mixed Use development. Once sewer is provided to the exit 11 area  
85 the possibility of a Mixed Use development could fit that area.

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86 **Mark C** would Mixed Use at that location effect the growth?

87 **Jim S** is that retail and office space?

88 **Nicholas W** it could include retail and office space. We have 5 Mixed Use zones. I think our Mixed Use #2  
89 & #3 would fit best, it allows for cluster housing a smaller retail or restaurant space together. The  
90 housing component we are hearing a lot from the community that we don't have enough of here.

91 **Jim S** similar to that in Salem? That concept here?

92 **Nicholas W** yes.

93 **David S** would that kind of development impact the traffic on 3A? It is backed up now.

94 **Jim S** we would need to use the exit of 93 more. It will continue to effect 3A.

95 **Nicholas W** I think we should begin to consider this zoning change and I would like to have this board  
96 and the Planning Board to get this moving

97 **David S** would we want to do that now or when they get the development started?

98 **Nicholas W** If we wait and miss the deadline of the next Zoning Amendment timeline, then we have to  
99 postpone it another year

100 **David S** who do we work with to get this started.

101 **Nicholas W** I am going to start working with SNHPC over the next year on a comprehensive housing  
102 needs study because that was one of the interest that came out of the Master Plan update and I suspect  
103 that the development community is demanding this kind of zoning and who is ever is going to come to  
104 us with development plans for that area will have this in mind.

105 **David S** I think we better look at the Zoning Ordinance to get familiar with the it

106 **Mark C** I am a fan of Mixed Use. We could go to Salem or Londonderry and see what they are doing  
107 there. Or In Summersville they have a mixed Use development that is working great.

108 **Nicholas W** I think maybe we should schedule a site walk at a mixed Use location and see it firsthand.

109 **Jim S** Andre, our town administrator, has been involved in 2 locations that this kind of development. I  
110 think EDAC and PB should go to envision what this looks like.

111 **Nicholas W** we won't have big box anymore and we need to rezone for the best use.

112 **3) New Development Update:**

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113 **Seasons Corner Market is working on the site plan and will be looking for PB entitlements. Osborn's**  
114 **Agway is looking to get their CO this next Wednesday. Our Architecture Design standards for**  
115 **commercial development has moved to the next stage of approval. We will be hosting the Public**  
116 **Hearing on Feb 3<sup>rd</sup> and that is one step toward a more attractive community. At 88 West River Road**  
117 **they are having issues with leasing it and want another restaurant to lease but the septic makes it**  
118 **complicated, Starbucks is moving forward. Possibly submit site plans this coming spring. The biggest**  
119 **issue with that site will be traffic flow. Cigna is leaving and they have listed the building and land**  
120 **across the street. I have been contacted by a potential buyer but I don't know who it is yet. New**  
121 **subdivision plans for a 37 lot Conservation Subdivision called Hemlock Estates off of Spruce Court.**

122 **Jim S** I received an email from a Lumber Company that was looking for a site in Hooksett. Is there any  
123 outreach for developers to see what is available in Hooksett?

124 **Nicholas W** I do communicate with some of the local retail management companies and work with  
125 realtor more than anybody

126 **Nicholas W** Updated EDAC about 141 Londonderry Tpk. S&H Land Services that attended the last  
127 meeting for support to subdivide and re-zone has received approval from ZBA and PB. They will use the  
128 SF home on Londonderry for the business and the lot in the back is RES which is best for that community

129 **David S** what about the Sports Dome?

130 **Nicholas W** they are still in negotiations with HFD regarding water flow

131 **Jim S** what is the plan for Town Council approval for the tax credits, 79E revisions from 2010 and 7280  
132 and the ERZ?

133 *Nicholas W I would like to go to the Town Council on the 26<sup>th</sup> and I would like to have someone from*  
134 *this Committee go with me. David S commented that he would go with Nicholas*

135 **Meeting Adjourned @ 6:15 Motion made by Mark Chagnon, 2<sup>nd</sup> by Paul Scarpetti**

136 **Next meeting February 19th**

137 **Minutes respectfully submitted by Kathy Lawrence**

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