

1 **HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**
2 **MEETING Minutes**
3 **Wednesday June 17th, 2020**
4 **5pm**

5
6 **Please note there was no physical location to observe and listen. This ZBA was held utilizing*
7 **Zoom** for this electronic meeting.
8 *The public had the ability to participate during the public hearing.*

9 **Pledge of Allegiance: 5:07pm**

10
11 **Attendance: David Scarpetti-Chair, Matt Barrett, Brett Scott, Mark Chagnon, Ivan Gult, Jim**
12 **Sullivan, Dan Lagueux @5:12**

13 **Staff: Nicholas Williams-Town Planner, Andre Garron, Kathy Lawrence-Administrative**
14 **Assistant-Minutes**

15 **Roll Call to begin meeting:**

16 **David Scarpetti Y**

17 **Matt Barrett Y**

18 **Mark Chagnon Y**

19 **Brett Scott Y**

20 **Ivan Gult Y**

21 **Jim Sullivan Y**

22
23 **Approval of Minutes: 05/20/2020 Motion made to approve as written made by Matt**
24 **Barrett, 2nd by Dan Lagueux**

25 **Roll Call to approve Minutes:**

26 **David Scarpetti Y**

27 **Matt Barrett Y**

28 **Mark Chagnon Y**

29 **Brett Scott Y**

30 **Ivan Gult Y**

31 **Jim Sullivan Y**

32 **Dan Lagueux Y**

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34
35 **Discussion:**

36
37 **1) 7280 Commercial & Industrial Tax Exemptions**

38
39 Nicholas reviewed the proposed plan that provided a list of parcels for the Town Council
40 acceptance and read into record the plan:

41 **Based on the discussion of the Planning Board back in March, the EDAC recommendation to**
42 **Town Council is as follows:**

43 **Motion to adopt the provisions of RSA 72:80-83 – Commercial and Industrial Property Tax**
44 **Exemption – for the following parcels of land:**

45

46	Map 49-4	Eastpoint Drive	Industrial	75	Vacant
47	Map 49-48	Londonderry Tpke	Industrial	23	Vacant
48	Map 49-1-8	Londonderry Tpke	Industrial	2	Vacant
49	Map 18-47	U.S. 3 (Brox)	PZ	5	Vacant
50	Map 18-48	U.S. 3 (Brox)	PZ	19	Residential
51	Map 18-48-1	U.S. 3 (Brox)	PZ	2	Vacant
52	Map 14-18	U.S. 3	PZ	7	Paved
53	Map 14-19	U.S. 3	PZ	4	Paved/Vacant
54	Map 44-38	U.S. 3 (South)	PZ	0.7	Firebird Motel
55	Map 41-10	U.S. 3 (South)	PZ	1.2	Animal Crackers
56	Map 25-80-3	Legends Drive	PZ	42	Driving Range
57	Map 35-7	Londonderry Tpke	Commercial	25	Vacant
58	Map 18-44	U.S. 3	Industrial	5	Former recycling
59	center				
60	Map 49-2	Londonderry Tpke	Industrial	12	
61	Map 18-49D	U.S. 3	PZ	3	Vacant
62	Map 18-2	U.S. 3	PZ	2	Old Beanery
63	Map 13-73	U.S. 3 (South)	PZ	3	Mr. Bee's (Vacant)

64 **This exemption shall require an application for review and approval of Town Council, with a**
65 **recommendation by the Economic Development Advisory Committee, and shall apply only for**
66 **municipal and local school property taxes assessed by the Town of Hooksett. This exemption**
67 **shall apply only to those parcels of land expressly listed in this motion, and furthermore shall**
68 **apply only to those uses deemed either commercial or industrial by the designated Town**
69 **zoning official. This motion shall exempt any increase in real property taxable value as a**
70 **result of new structures, new additions, renovations, or improvements to existing structures**

71 **up to 25% annually for a period of time not to exceed 5 years from the date of application**
72 **approval. No part of this motion shall override or supersede the legal requirements of state**
73 **statutes governing this local tax exemption, under RSA 72:83, which provides for the due**
74 **process and impartial review procedures required by both the applicant and the granting**
75 **governing body. Once enacted, this exemption shall remain in effect for a period of 5**
76 **calendar years, at which time a motion to extend shall be required by the Town Council.**

77
78 **Jim S** Will the EDAC chair and you attend the Town Council meeting? I think you should
79 be prepared to show criteria on how you choose the parcels and be able to explain that.
80 What is the procedure to expand these areas if for some reason a parcel not on this
81 interest a developer, will he be able to request this exemption? Those are the question I
82 think will be asked and it would be helpful to be prepared.

83 **Nicholas W** the conversation started here with this committee and I think the
84 recommendations should continue to come from EDAC. I think to be consistent we should
85 have a proposal that to add a parcel they should go to EDAC. We can expand and we
86 thought about applying this to all vacant parcels, but I don't think that is a wise decision.

87 **Jim S** I think that as long as you show a clear process, it will be accepted

88 **Nicholas W** there will be a formal process for submitting. If we circumvent that process,
89 then a lot of projects will get hung up in the process. I think reviewing the parcels every
90 year is a great way to keep a watch on it.

91 **David S** we want to start this slow so if we see that we need to make changes then we
92 can. We will see how it is going and as we go along, we can make changes.

93 **Dan L** this is a targeted plan that has been thought out it is not just random. We would
94 like to choose by what we think will be best for development and the town

95 **Andre G** I think you should start slow and see what areas of town really need help with
96 this incentive. It may make those areas that get overlook more interesting for a
97 developer.

98 **Nicholas W** This motion that is drafted will be what goes in the staff report to Town
99 Council. I wanted to see if everyone was comfortable with the parcels we have
100 identified.

101
102 ***Motion to support 7280 Commercial & Industrial Tax Exemptions as written,***
103 ***made by David Scarpetti, 2nd by Ivan Gult***

104 **Roll Call to accept Motion made:**

105 **David Scarpetti Y**

106 **Matt Barrett Y**

107 **Mark Chagnon Y**

108 **Brett Scott Y**

109 **Ivan Gult Y**

110 **Jim Sullivan Y**

111 **Dan Lagueux Y**

112

113 **Nicholas W I will get this on a Town Council agenda**

114

115 **2) Update of SNHPC – Board Member Hooksett Representative – Mark Chagnon**

116 **Mark C** Nate Miller, James Vayo, Silvia Von Aulock, provided for me a list of Hooksett
117 projects. I will read it to the committee:

- 118 • The SNHPC coordinated with the CNHRPC to develop a regional
119 Comprehensive Economic Development Strategy (CEDS) which includes the
120 Town of Hooksett. The CEDS document can be found at this link:
121 https://www.snhpc.org/sites/snhpc/files/uploads/ceds_document_2019.pdf. The
122 CEDS is an important first step in ensuring that identified projects become
123 eligible for U.S. Economic Development Administration (EDA) funding. A portion
124 of Hooksett’s Route 3A sewer project is included in the CEDS. James Vayo in
125 our office has been recently assisting the Town of Hooksett related to this effort.
126 I’ve copied him on this message, and he can provide additional details.
- 127 • Over the past year, the SNHPC has been assisting the Town of Hooksett with an
128 update of the community’s Master Plan. Cameron Prolman in our office has been
129 working with Town staff and the Hooksett Planning Board on that effort. I’ve
130 copied him on this message, and he can provide additional details.
- 131 • The reconstruction and widening of U.S. Route 3 from NH Route 27 to Alice Ave.
132 is scheduled for construction in 2024-2025 at a cost of \$16.35 Million. This
133 project was the result of a Corridor Study developed by the SNHPC in 2008. At
134 the request of the NHDOT, the SNHPC will be serving on the Project Advisory
135 Committee to help evaluate design alternatives for the project.
- 136 • One of the SNHPC’s responsibilities is to provide technical assistance to any
137 applicants in the region interested in securing federal Congestion Mitigation and
138 Air Quality (CMAQ) funding. In the last CMAQ cycle, assistance was provided to
139 the Derryfield School for their application to construct a roundabout at the
140 intersection of River Road/Bicentennial Drive. That application was ultimately
141 successful, and the project is currently scheduled for construction in 2024 (with
142 the Derryfield School providing all of the match funding for the project).
- 143 • At the request of (then) Town Administrator Dean Shankle, the SNHPC provided
144 a Build-out Analysis to evaluate the development potential of the Route 3A TIF
145 District. A summary presentation of this work is available on the Town’s website
146 (<https://www.hooksett.org/tax-increment-financing-advisory-committee>) with a link
147 in the left-hand column called “TIF Build Out Power Point.”

148

149 **Andre G** Mark talked about the EDA grant and we really want to pursue that. Hooksett
150 TIF project was nominated for this grant and it is recommended that we submit this
151 project for the grant. The funding could be anywhere from \$.5M up to \$4M.

152 **Mark C** are there restrictions if rewarded?

153 **Andre G** it has to be for whatever you put in your application.

154 **David S** How do they determine how much we would be eligible to receive?

155 **Andre G** That we have approved to move to the final design and that shows
156 commitment and it depends on how many other projects there are out there. It depends
157 on how big the pot of money is and the strength of the application

158 **Andre G** you mentioned assistance to the Derry Field School and doing the round a
159 bout part of that funding is though that, they shared the proposal

160 **Dan L** How much was the funding portion?

161 **Mark C** I don't recall the price tag. They did not address the 3 way stop sign and the
162 entrance to the Derryfield School and that is very narrow. I think those areas should be
163 address.

164 **David S** I wish we could get grant money for a 3A round about.

165 **Andre G** in our Capital Improvement Plan we have funds going toward an engineering
166 study. When our TIF blossoms, the traffic issue will need to be fixed.

167 **Dan L** now it is a death trap and I can't imagine if we add just one business in that area.
168 I can't believe we have not addressed this area before now.

169 **David S** Jeff Larrabee had an approved site plan and I wonder if they had provided a
170 plan for that development with a traffic study.

171 **Nicholas W** when that was going through planning it was not address.

172 **Andre G** we have to do the study we need a complete answer for the voters to approve
173 what has to work out best

174 **Mark Chagnon had to leave the meeting 5:35**

175

176 **New Development Update – Nicholas Williams, Town Planner**

177 **Nicholas W** Starbucks is working though their project details and are reviewing a
178 request of reduction of impact fees. The Supreme Ind site on Hackett Hill will be
179 bringing in a proposal conceptually in August and from what I understand the housing
180 component will not be part of it. It will be a development that complies with current
181 zoning. We had a change of ownership for the Stone House at 1253 Hooksett Road. It
182 was subdivided but we have not seen a plan. That will be a big change for that
183 intersection.

184 **Andre G** we will be continuing conversations with Walmart and Bass Pro for
185 infrastructure development at exit 10

186 Stills Turf Depot at the old Elk's lodge has been approved for that property. It was a
187 nice-looking site plan

188 **Jim S** the Stone House is more than likely going to be held up

189 **Nicholas W** the potential developer did have historical research done and it was
190 determined that the site has historical value.

191 **David S** is that in a revitalization zone?

192 **Nicholas W** yes, it is in an ERZ

193

194 **Motion to adjourn made by Dan L, 2nd by Matt B, All in favor**

195

196 **Next Scheduled Meeting: July 15 @ 5pm**

197 Minutes Respectfully submitted by Kathy Lawrence