

**Economic Development Advisory Committee**

**Date: 08/19/2020**

**Town of Hooksett Municipal Building,**

**Time: 5:00 PM**

**Minutes**

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

2

3 **PLEDGE OF ALLEGIANCE: 5:00pm**

4

5 **ATTENDANCE: David Scarpetti-Chair, Jim Sullivan-Council Rep, Alden Beauchemin, Mark**  
6 **Chagnon, Matt Barrett, Ivan Gult, Roger Duhaime, Brett Scott-Alternate**

7

8 **STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Nicholas Williams-Town**  
9 **Planner Bruce Thomas, Town Engineer, Ken Conaty Superintendent Hooksett Sewer, Sid Bains**  
10 **Hooksett Sewer Commission**

11

12 **EXCUSED: Dan Lagueux**

13

14 **APPROVAL OF MINUTES 6/17/2020: Jim Sullivan Motioned to approve, 2<sup>nd</sup> by Matt Barrett.**  
15 **All approved, with the exception of, Mark Chagnon abstained.**

16

17 **TIF Update**

18 1) **Economic Development Advisory Committee, with representatives of the TIF Committee to**  
19 **discuss the proposed pump station/land acquisition on Quality Drive. The purpose of this**  
20 **discussion is to present tentative plans for the land acquisition and to provide opportunity for**  
21 **comments from TIF members.**

22

23 **Town Engineer Bruce Thomas and David Mercier of Underwood presented the plan for an**  
24 **alternative site for the TIF pump station at Exit 10**

25 **Bruce T showed the original location and sewer suggested that we move it to a private owned**  
26 **location.**

27 **David Mercier We have some pros and cons of the new location. We had wanted to use the**  
28 **Kimball Drive location for the lowest point and less expensive option, and we proceeded with**  
29 **that location for our engineering study. Back near the end of May we put out 30 % design plan**  
30 **with the pump station working on that site. The good news is it will work well there. We**  
31 **presented that in June and reviewed by the town and sewer and as they looked at it they had**  
32 **concerns about the slim site and logistics of maneuvering there plus in the winter months**  
33 **weather would make access difficult. The other con was that we were going to bring water and**  
34 **gas to run the pump station. Hooksett Sewer has been in talks with Arleigh Greene and they are**  
35 **proposing to do a land swap and locate it more north on Quality Dr. Water and gas is there and**  
36 **the site is wider and easier to expand if needed in the future. The down fall is the location from**  
37 **the river crossing and having to extend the new force main 900 feet north. There will be a**  
38 **premium paid to locate it there because it will be deep and that adds cost. An analysis has not**

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39 been done yet but we believe \$50,000 to \$100 thousand more, that is a small percentage. From  
40 and engineering perspective both site will work.

41 David S the pump station will be close to the Manchester water works project?

42 David M we have talked with Manchester water works.

43 David S did you get a sq footage of land swapped?

44 David M we have not been involved in the land swap

45 Jim S where is the pipe going across the river?

46 David M instead of a straight shot it will have a u loop. Going south then back north. The line  
47 will start at the towns lot and go diagonal to Martins Ferry

48 Mark C the increase cost is the line under the river?

49 David M the gravity line going north will need a deeper sewer line.

50 Mark C the lot we are trading is more valuable?

51 David M not sure. Another thing to mention is there will be a delay caused by the land  
52 acquisition, maybe 6 -9 months

53 David S does he have more uses for that land?

54 Ken Conaty Superintendent Hooksett Sewer Super and Sid Bains of Hooksett Sewer:  
55 the piece of town owned land is 50 ft wide and non- buildable what Arleigh wants to do is  
56 develop the land he owns on the other side of 3A and if we were to do the land swap use the  
57 lot on the river for the future use of recreation for that development. Also Manchester Sand  
58 was in there looking at the main line on the Hooksett Road side and there were complications  
59 that may happen with the increase capacity. They are also willing to work with us to keep cost  
60 down for improvements over their property.

61 Ken we met to look at other options to allow capacity to the plant that is going to happen when  
62 that side of the river develops. The other location for the pump station on Quality Dr will be  
63 able to allow us to grow the station if we need in the future.

64 David S I think it's a win.

65 Frank Kotowski Hooksett Sewer Commission. I hope everyone recognizes how important this  
66 piece of land will be for development on the exit 10 side. Arleigh is willing to work with us we  
67 hope that these committees will support this for future development.

68 Sid Manchester sand is willing to help with this too.

69

70 Andre G I this project was brought to you for consideration of a recommendation of support. If  
71 it helps advance the project to make the development of sewer happen than I support, it. This  
72 other lot that the landowner is willing to provide at no cost and maybe moving the pump  
73 station will cost a bit, but it will help this project and move it forward. Details will need to get  
74 work out and we will continue to talk about this.

75 Mark C would Arleigh give up the whole of the acres of that lot in the swap?

76 Sid B no he was willing to sacrifice a piece for the trade.

77 Andre G we need to make sure that the site be of a size that we can grow with.

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78 David S we need to get enough land in this swap to make this work. Should we ask for first  
79 refusal if he does sell the additional? Maybe something to think about.

80

81 ***Jim Sullivan made a motion that the Hooksett Economic Development Advisory Committee,***  
82 ***support the project proposed in regard to the sewer pump station at exit 11 location and that***  
83 ***we recommend this support to Town Council through our Hooksett Town Administrator,***  
84 ***Andre Garron the transfer and or sale of land and the necessary easement needed along with***  
85 ***maximum sq ft needed for possible future expansion. 2<sup>nd</sup> by Mark Chagnon***  
86 ***All in favor, motion passed***

87

88 **2) Redevelopment of 39 Hackett Hill / Richie Bro. approved site plan:**

89

90 **Nick Golon, P.E. Senior Project Manager, TF Moran, Paul Roy, Silver City NH LLC**

91

92 Nick explained the site and the proposed warehouse building with 600,000 sq ft for distribution  
93 and a 2<sup>nd</sup> building with 150,000 sq ft with a light industrial use. We will go over what we will be  
94 doing for use and see if the town will want to support this use for the site.

95 Paul there is a real shortage of warehouse space in this state. The building will be precast  
96 concrete so it will go up fast. It will be a first class building for logistics visible from 93. It will be  
97 something Hooksett will be proud of.

98 Nick we will be expanding water and possibly sewer depending on the tenant and the needs Of  
99 course we will be discussing traffic for which the town will get impact fees to use for traffic

100 patterns. We will be dropping the grading on the site development. The area has been  
101 impacted by palazzi and we will improve on that. The lot is zoned COM and this is an IND use.  
102 There was talk of retail and a hotel for this site but this use is the future of retail. Does this  
103 board see this use as the right direction for Hooksett?

104 Mark C that is a lot of building for this site, is there more than 1 access?

105 Nick G Hackett Hill is the only access. We had an access on West River Rd but after a meeting  
106 with DOT and we have removed that access from our site plan.

107 Mark C I think you should focus on the traffic and not the structure. My concern is the traffic  
108 problem

109 Paul R we would want it to go from Hackett Hill and then access on 93. We want the traffic right  
110 on and off 93 that would be the least traffic impact on 3A

111 Nick G we have talked with DOT and we would want the use of 93 and not 3A.

112 Mark C will you be going through SNPC?

113 Nick G yes, we will

114 David S how many loading docks?

115 Paul R we have not determined it will be toward the back of the building and the building will  
116 be possible to be used for multi tenants. We will run sewer on both side of the building. The 2<sup>nd</sup>  
117 building will be light industrial and there is a demand for that right now too.

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118 Jim S The vehicles can be encourage to use 93 or restrict traffic to 93. Can you restrict traffic to  
119 avoid use of 3a? that is the vehicles that are doing the distribution.  
120 Paul I don't know that anyone that can tell a trucker what to do but I don't think any of them  
121 will want to get in the traffic problem on 3a. We can't legally bind them to use 93, but we can  
122 encourage.  
123 David S What will the hours be?  
124 Paul R I don't have a tenant yet, so I don't know. But it will be open 24 hrs. I'm sure.  
125 Ivan G there is a truck station that trucks get off 93 for. That could be used by your trucks  
126 Jim S whatever goes in there for development, it will have impact on traffic  
127 Paul we are working with the State Economic Development Dpt. so the state is fully aware of  
128 this. The parking lot is per code.  
129 Jim S this is allowed?  
130 Nicholas they will have to go to ZBA for a variance of use.  
131 Nick G does this board provide guidance to PB if this is something this group wants to support  
132 then  
133 Nicholas W we were talking about this lot going to WA for a change in zoning to mixed use.  
134 With adding a residential component but this is a discussion of the market and what is best  
135 right now.  
136 Mark C this is zoned COM, why not throw a PZ on top of this?  
137 Nicholas W it would still have to go on a WA and that would delay what they are hoping for  
138 timeline of permits by December.  
139 Brett S I think we should welcome this with open arms it is a fitting use for that lot.  
140 Mark C I agree  
141 Nicholas W this board doesn't make recommendations to ZBA  
142 David S do we have a Motion to support or maybe go around and get everyone's comments.  
143 Ivan G I am fine with it  
144 Alden B I am going to pass for comment. I have a conflict of interest.  
145 Matt B I think it is a great use, but you will get push back on traffic.  
146 Mark C I welcome it and agree with the traffic problem  
147 Nick G we had a scoping meeting with DOT before this because we know that it will be the  
148 conversation through the planning process  
149 David S this is in the TIF district too! Gas, Water and Sewer  
150 Nick G we will guarantee water, but we are evaluating sewer and the tenants  
151 Brett S this will bring money in year after year and I believe they will bring sewer the tax aspect  
152 is important, and I support it.  
153 Jim S anything we build will increase traffic it is next to the interchange and I encourage  
154 development, it is prime land this is limited impact because it is on the outskirts of town, I think  
155 a location for it location and support it  
156 Ivan It is not a big residential area so

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157 Paul R unfortunately the marketplace has changed as to uses of structure. Big box is  
158 disappearing this will be designed toward future use.  
159 Mark C distribution centers is the way the market is moving.  
160 **Mark Chagnon made a motion to have Hooksett Economic Development Committee support**  
161 **this project of redevelopment of this property 2<sup>nd</sup> Brett Scott**

162 **Roll Call**

163 **Ivan G yes**

164 **Alden Beauchemin and David S abstain due to conflict of interest.**

165 **Matt Barrett yes**

166 **Mark Chagnon yes**

167 **Brett Scott yes**

168 **Jim Sullivan yes**

169

170 **3) Hackett Hill / Granit Woods Commerce Center, Presentation would be by:**

171 **Peter W. Bartash, AIA NCARB, Managing Partner, PORT ONE COMPANIES**

172 Peter B Our company works on private development throughout the US and we do design  
173 planning projects of industrial use and work force housing. In our research in the Boston  
174 market. One thing we have seen is the supply chain through this and the reality is that we are  
175 increasing our stockpiles through warehousing to hold on to the demand of goods. Let's see if  
176 this program can fit this site. We are looking to do the same thing as the proposal just before  
177 us. Developer of warehousing are looking for 50 – 60 acres within 5 - 10 mins of the highway. In  
178 the next round of development literature, they will include NH as a big demand location. This  
179 lot is great for this. It sits low so that you can get a 50 ft high building and not see it from the  
180 road. The land has also been enabled so we don't have to clear cut. We would need to expand  
181 water and the towns wish for sewer would be considered. We will have to go to the state for  
182 work on how to work with the water resource ponds on the property. We know the market is  
183 looking for this use and it will return this parcel to a better look and tax base for the town. The  
184 moment we get thru the process with the town we will begin the construction process. Tenants  
185 are looking for delivery in 6mons. They wish to be functional by fall 2022.

186 Alden B I like the presentation I like that you sit in a hole and it looks nice for that area. I like the  
187 building you show. This would look nice.

188 Peter B I like that I get to build what I present. The other local amenities in the area are  
189 important for the tenants. The challenges for mixed use right here is important and the front  
190 lots of this location will supports some of that. The roofs of these building will also support solar  
191 panels.

192 Brett S what is the estimated assessed value per sq ft?

193 Peter B the industrial sector is experiencing growth and the \$\$ is growing. I can't quote what it  
194 would be.

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195 David S what about adding water and sewer?

196 Peter B water yes but there is sufficient soil to support a septic system. We are having that  
197 conversation with our tenants and we will work with the town.

198 Jim S It is in line with the other side. I would be concerned with the residents and the access on  
199 the smaller roads and I like the front lots still have potential for other development. The tax  
200 base is a good amount. No one is coming with a better plan.

201 Matt B I am supportive of the idea but traffic is still the big issue. We have been waiting a long  
202 time for something like this.

203 Nick G 2 projects presented of similar use are fortifying the need for this.

204 Alden the traffic at the Bow facility that is this use but not as large is not a traffic impact. The  
205 trucking goes on mostly at night.

206 Mark C what would be an ancillary business for the front lot?

207 Peter B a convenience store, gas station. Grab n go. Office and hoteling space for robotics and  
208 training.

209 ***David Scarpetti asked for a roll call in support of this project***

210

211 ***Roll Call***

212 ***Ivan G yes***

213 ***Alden B yes***

214 ***David S yes***

215 ***Matt B yes***

216 ***Mark C yes***

217 ***Brett S yes***

218 ***Jim S yes***

219

220 **4) New Development Update**

221

222 Nicholas W Starbucks is moving forward with the demo permit application of the 2 buildings on  
223 the lot. The Chinese Restaurant will need sign off from the Heritage commission first.

224 The Dome has its variance with the State Fire Marshall's Office.

225 David S we will be going to Town Council in September for 7280 tax relief,

226 Matt B the Affordable housing Committee has met and we talked with a developer about ideas  
227 for our regulations. Nicholas is in the process of inviting the NH housing Authority or  
228 Neighborhood works to our next meeting.

229 Jim S are we required to have a certain percentage as a town?

230 Nicholas W the criteria and guidelines for development is different with elderly and workforce.

231 Matt B we are looking at demographics and where in town affordable housing development  
232 should go? Look at these proposals and we are going to need housing.

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233 Nicholas W I brought this to this committee first because we see the development first and you  
234 can see we are going to need more housing. We are in the beginning phase of the residential  
235 mixed use, but if this proposal moves forward where are we going to find housing.

236 Andre G Shared his thought on the 2 presentations for development of Hackett Hill. We had a  
237 discussion to broadening our thoughts on what could go in there. Distribution will be the main  
238 component because of the highway access. They are both catering to the upper scale.

239 Nicholas W The Planning Board will get to discuss impact of traffic and Impact fee collected  
240 there will be a traffic discussion.

241 Mark C why are these projects coming to us?

242 Andre G Not many towns have the land now and the location to the highway. The timing is  
243 right.

244

245 ***Motion to adjourn @ 7:10 made by Mark Chagnon, 2<sup>nd</sup> by Ivan Gult. All in favor***

246

247 **Minutes Respectfully Submitted by Kathy Lawrence**

248

249

250