

**Economic Development Advisory Committee**  
**Date: 9/16/2020**  
**Town of Hooksett Municipal Building,**  
**Time: 5:00 PM**  
**Minutes**

1 **CALL TO ORDER@**

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3 **PLEDGE OF ALLEGIANCE:**

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

7 **STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Nicholas Williams-Town**  
8 **Planner,**

9 **EXCUSED: Dan Lagueux, Brett Scott-Alternate**

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11 **APPROVAL OF MINUTES 08/19/2020: *Made by Jim Sullivan 2<sup>nd</sup> by Mark Chagnon all in favor***  
12 ***Ivan Gult requested Changes to line 39 be made to clarify the dollar amounts.***

13

14 **DISCUSSION:**

15 **David outcome of the concept design exit 11**

16 **Paul S** There are 2 building in the proposal at 39 Hackett Hill, 1 larger, to the north and the  
17 smaller one on the southern end of the property. I did calcs to excavation on Hackett Hill. The  
18 elevation proposed for the small building is 260 at the southern end of the property and 274 for  
19 the larger building at the north. That will require substantial excavation for a duration of 1.7  
20 yrs., to get those elevations. It would take a tri axle truck 95,000 trips and that is too much  
21 traffic for that area. They commented that that would give them a 1:1 grade for the space they  
22 would need to develop, but I disagree that they should take that. The state will not let them do  
23 a 1:1 that close to Rt 93.

24 **Matt B** what is the dollar amount they would get for that?

25 **Paul S** probably \$5M, and it will all go to Mass because the owner is a developer in Mass so the  
26 sand will go definitely to there.

27 **Matt B** how long would it take to dig?

28 **Paul S** 2 years and then I'm afraid they will just pack up and leave the hole.

29 **Matt B** can Hackett Hill handle that traffic?

30 **Paul S** the road will take a hit with all those trips.

31 **Jim S** are there restrictions that we can impose to taking all that out?

32 **Paul S** they have to get an excavation permit to dig and the relief or variance for the use.

33 **Jim S** ZBA has a multiple amount of concerns to.

34 **Paul S** I would not be in favor of the east side development. we don't know who the tenants are  
35 and that is a point that a lot of the board members don't like

36 **Alden B** the same group is looking to dig the eastside that dug the other pit.

37 **Matt B** we need to hold out for better on the Richie Brothers site.

38 **Ivan G** why are they excavating so much?

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39 **Paul S** they say they need more buildable space, but it won't provide that.

40 **Matt B** what about drainage on 3A.

41 **Paul S** they have it on their plans. The west side is ready to go so that's the more favorable site.

42 **David S asked for Andre Garron's opinion:**

43 **Andre G** With regard to the proposals, they are unique with 1 million sqft of warehousing to  
44 build and develop with a lot of hurdles. This time last yr we were looking at the current zoning  
45 and the market and started talking about rezoning for commercial and residential. Maybe in  
46 light of everything, we need to broaden our horizons. The large proposals are centered around  
47 IND. Exit 11 is an island and we need to broaden our horizons for that unique piece.

48 Exit 10 has the right space for that COM mixed. The market is around IND distribution. If we  
49 approve this or not, we have to contemplate the area and what it is conducive to.

50 **David S** there is only one access for the eastside lot.

51 **Andre G** we need to have a corridor study to find solutions for the traffic problems.

52 **David S** can the state make an access ramp for that piece?

53 **Jim S** we would need more of the state's involvement

54 **Nicholas W** we have had a scoping meeting with the developers and DOT.

55 **Jim S** do they know the amount of material they are looking to remove.

56 **Nicholas W** that was not discussed.

57 **Mark C** the pit is a mess and if we don't go with this proposal how long will it be before another  
58 project comes along

59 **Andre G** the impact fees for that development will go a long way to help with the traffic  
60 problems

61 **Mark** Shooters may develop a firing range at the lot next to the west side.

62 **Nicholas W** we have discussed the new design regs and using them for this project, but these  
63 buildings are too large for a pitched roof like our new design regs state.

64 **Paul S** the building plans need to be an integral part of the approval. How do we lock in the  
65 design before we give them the variance for use?

66 **Nicholas W** procedurally they have several entitlements before it goes to planning.

67 **Paul S** the entitlements need to have teeth, so they don't come to us with an ugly looking  
68 building

69 **Nicholas W** I did try to make clear that this is not what the PB had in mind for this piece, so they  
70 need to brand this as an attractive looking building. I don't think we will have an issue with the  
71 property looking pleasing

72 **Andre G** I think the ZBA's role is the use. The aesthetics is up to the PB. There is no question  
73 that it is up the town and the PB and stick to their guns as to what you want to see how this  
74 development looks.

75 **Paul S** what the roof looks like is a big thing because of the elevation. We will have to work with  
76 the developer for what you want to see.

77 **Jim S** EDAC had the proposal maybe we were too quick to endorse this. If ZBA has the say of the  
78 use variance, then if they make the decision to end it, it ends. I think we need a meeting of the

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79 minds to get all of us on the same page. Can ZBA or PB say yes to one proposal and not the  
80 other?

81 **Nicholas W** the zoning is the same on each site but they can, because the sites are not the  
82 same.

83 **Mark C** if the state makes them go 3:1 ratio how much space do they lose?

84 **Paul S** they talked about building a wall

85 **Jim S** should we rescind the original endorsement?

86 **Nicholas W** as I mentioned when we were providing support, it could not be used to influence  
87 the ZBA. I think you should wait until the site walk. Who is planning on attending the site walk  
88 for the east side site? Planning Board will have comments for both sides

89 **Mark C** can we rip up our original endorsement and create a new one?

90 **Matt B** should we not give our endorsement to any projects

91

92 **David S update for sewer:** negotiations for the pump station is going on. The acreage is still a  
93 part of the discussion because at least an acre of land is what the town needs

94 **Mark C** there are several new businesses in town. Why are they not coming to us.

95 **Nicholas W** they go through Occupancy Review anytime there is a new business location

96 **Nicholas W Development updates: The demo of the old Chinese Restaurant has been going**  
97 **on to make way for Starbucks and the building permit is moving forward and Dome is hoping**  
98 **to inflate by the first of the year. There has been inquires that maybe the Kmart plaza can be**  
99 **used for the election.**

100 **David S** Frank Kotowski would like to be an alternate for this board. do we have an opening?

101 **Nicholas W** will check with Brett Scott about his attentions for continuing with this committee

102 **Paul S motion to adjourn @ 5:43, 2<sup>nd</sup> by Ivan G. all in favor**

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105 **Minutes respectfully submitted by Kathy Lawrence**

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108 **Next Scheduled Meeting: October 21 @ 5pm**

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