

HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

MEETING AGENDA

Wednesday December 16th, 2020

5:00 P.M.

Room 105 Town Office

Pledge of Allegiance @ 5:00pm

Attendance: David Scarpetti - Chair, Paul Scarpetti, Mark Chagnon, Jim Sullivan – Town Council Representative, Matt Barrett, Alden Beauchemin, Nicholas Williams – Town Planner

Excused: Ivan Gult, Paul Scarpetti

Approval of Minutes: 11/18/2020 Motion to approve made by Jim Sullivan 2nd by Mark Chagnon

Discussion:

- 1) Phil Pastan of the Richmond Company, Inc. The Richmond Company has extensive experience in large scale development**

Presentation on the proposed zoning amendment to allow parking facilities in MUD-3

Paul P we have a contract and part of our goal is to have parking close the Amazon Distribution Center for the employees. We are reviewing our option of development on Technology Dr and we have found there is a lot of rock in that area. We want to bring the rock down to grade of the existing buildings and ultimately develop it as an industrial park. We have to get the parking done first. They started parking with short term leases at some of the properties up there and that is when people started observing the additional traffic and that we need to reel amazon in and to have them come to the table and work with the town. We have hired a traffic analysis study and with that study our goal is work out a way for all of us to get together and find the best solution. We are gathering data and with concerns questions from the Planning Board, get the town to support an article and with the zoning to help provide more parking. What do they really need from us to work together? We have heard that they want a justifiable building for the parking we have requested, and we can work with that. My goal is a 4 to 5 building industrial park. I wanted to come here and introduce myself and let you know who we are and who we are working with, the fact that we are have the traffic analysis done and that it should be completed within 30 days and we can at that time bring more information to the town.

Mark C the PB is asking for a building, are you thinking it would be temporary?

Phil P the PB wants a building to justify the number of parking spots we are proposing. We are planning on more sq footage for the building

Mark C where are they parking personal vehicles there now and how do they get down the hill?

Phil P we are working with Amazon to provide a plan to the town for that.

Mark C why can't you put a temporary building or a trailer with the required amenities?

Phil P we have proposed a 2500 sqft building to manage the employees and provide a shuttle. The PB does not want just a parking lot.

Mark C do you have conceptual plans for the other structures?

Phil No, only the 2500 sqft building. We could put a building with several stories but not at this time. We cant build a building without a tenant. We want to move the rock first and plan the site but it would take time. There have been question as to what does Amazon bring to the town? We want to come to the town with plans that will answer those questions

David S are the vehicles for Amazon leased or are they registering them here in the town?

Phil P they are registered in Hooksett.

Jim S yes, I have heard that they are registered like the Merchants fleet and that has been very good for the town

54 **David S** what are they doing about the maintenance on the vehicles?
55 **Phil P** we don't have the answer for that yet. I have heard concerns about traffic and from my experience we need
56 to provide the traffic study, synchronize and time lights and provide mitigation.
57 **Jim S** you said there were 65 acres on Technology Drive for development?
58 **Phil P** there is a total of 74 acres
59 **Jim S** the proposed parking is for employee parking and then they pick up the company vehicles? And if you are
60 to develop it for parking the present Zoning does not allow the parking lot and it would need a zoning change?
61 **Nicholas W** COM and IND zones allow parking by right as an accessory use. This is a primary use when you
62 have a building of that size and parking for 500. it would need to go thru the ZBA variance procedure or a petition
63 for a Warrant Article for town vote in March. Deadline for petition has passed and deadlines for Warrant Articles is
64 January 4th.
65 **Alden B** I did talk at the last meet for EDAC and met with PB for brainstorming and the PB feelings were that
66 Amazon was great when they first moved in but now, they are not talking with the town about the problems we are
67 having.
68 **Jim S** if they would be inclined to allow for parking how many parking spaces are you proposing?
69 **Phil P** 500 spaces
70 **Jim S** PB is asking for a building and you have proposed 2500sqft. That is not large. What would the PB require
71 of the size of a building? Is there a minimum?
72 **Nicholas W** where there have 2500sqft building and 500 parking spaces then the primary use is parking.
73 **Jim S** how big would the required building need to be?
74 **Nicholas W** we would require knowing the use of the building to help determine that.
75 **Jim S** The cars parked on Technology Dr now, are they allowed?
76 **Nicholas W** we have not conducted an Occupancy Review or reviewed for life safety.
77 **Jim S** in order make room for the parking they would need to move the hill? If the parking is not approved with
78 ZBA by use with a variance. If they are inclined to do that then it is one step at a time.
79 **Nicholas W** to clarify, the parking is being proposed as a principal use. if the zoning ordinance or ZBA allows it
80 that's fine, if not it is clear that the building proposed is not the principal use, it is only the parking.
81 **David S** the employees that work in the Amazon building, are they parking there too?
82 **Phil P** yes, they will be, and they will need to be shuttled
83 **David S** what time do they come in?
84 **Phil P** questions we have asked Amazon and the traffic impact and mitigation we will bring to you. We want to
85 develop the 60+ acre industrial park there too.
86 **David S** if they put up a building can, they do maintenance on vehicles? Is that allowed?
87 **Nicholas W** it's not as simple as that, what is the principal use on the property maintenance or parking?
88 **David S** if they had a building that was designated for the maintenance would that be allowed?
89 **Alden B** we are essentially creating a private transportation port. MUD 3 allows public facilities and maybe we can
90 stretch it to public transportation?
91 **Nicholas W** that is stretching it
92 **Mark C** do we know the length of time Amazon has a lease agreement for on the BJ's building?
93 **Phil P** they are there for several more years
94 **Matt B** it is for 7 yrs.
95 **Mark C** do you think the PB feels that they will move on and leave the parking lot
96 **Phil P** they work on data to determine where they are going to locate, and they have this as their home for a long
97 time.
98 **Alden B** it would be in our best interest to keep them here as long as we can
99 **Matt B** the town may be stuck with a large parking lot but that is not the worst scenario
100 **Phil P** this is in the TIF district and a prime place
101 **Matt B** if we can agree that they are working in good faith then great.
102 **Phil P** our goal is to come back with answers for the town.
103 **Matt B** most of Hooksett doesn't even know Technology Dr is there.
104 **Andre G** I don't know what the PB would think but I understand the process and like Nicholas said the use is not
105 allowed and a building of 2500 is not going to make their use happen. I agree what you are saying and making the
106 site better is useful. What we need to ask is does this fit with the future of Hooksett and if not that an alternative
107 plan is needed.
108 **Mark C** the service aspect of this building is that 2500 ft is not enough. The building the PB wants you to build
109 would make sense to provide more amenities for employee and vehicles and you need to drive that home to
110 Amazon

111 **Jim S** guidelines to allow the 500 cars parking then the building needs to be larger what would it need to be?
112 **Nicholas W** as an example, for a COM use we would require 1 parking space for 200 sqft min. So, for a 125,000
113 sq foot building would be more likely a compromise you could build it larger maybe 500,000?
114 **Phil P** we are willing to negotiate, but that is still too large.
115 **Nicholas W** these are mini standards but to provide a waiver is site specific, but it is the zone or is the use. that is
116 what is complicating it, it is not permitted as a primary use.
117 **Alden B** what if you phased the project?
118 **Phil P** we are open to that, but we need to get the answers form Amazon and then come back with these
119 answers.
120 **Alden B** I wanted phil to come for a chance to have people meet and see the company that is working on this
121 **David S** we had talked about a sunset clause
122 **Phil P** I would like legal to come back and have the answers from Amazon. I don't want to say more until we have
123 that data. Maybe 2 or 3 weeks
124 **Don Winterton** I am here as someone that was at the Planning Board meeting when this was discussed and I
125 have never heard any of this additional information discussed tonight, we heard nothing about potential
126 development of more buildings or an industrial park. I think it is premature to hear it here first.
127 **Phil P** over the next few weeks the data from the traffic counters and the traffic consultants will go to the Planning
128 Board.
129 **Alden B** Don is right, a conceptual plan should go to the PB as the next step
130 **Nicholas W** do you have a timeline? Are you still looking to pursue the amendment of the Zoning Ordinance?
131 **Phil P** when our in-house team has the answers of what works best, we will meet with the town.
132 **Nicholas W** PB has 1 meeting left for anything to get on the WA.
133 **Alden B** the general consensus is that we support what amazon is doing here in town. The overflow of cars at the
134 gas station is obvious.
135 **David S** could they have a fueling station on Technology Dr?
136 **Nicholas W** I would have to check the Zoning, but it would be allowed by right.
137 **Phil P** thank you for having me here tonight and I will be back to meet with Planning Board
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141 **Development Update: Nicholas Williams, Town Planner**
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143 **Moving slowly at exit 11. ZBA was canceled in December so no new developments there. The next ZBA meeting**
144 **to discuss the exit 11 development will be on 1/12. The Sports Dome his hoping to operational next month.**
145 **Starbucks is moving along on schedule and The Smoothy Truck is looking to park behind Citizen Bank. We are**
146 **expecting an application for Occupancy Review for go carts and restaurant to go in the Kmart location. Blue Bird**
147 **Self storage submitted a TRC application for expansion of another building of the same side to the north.**
148 **Jim S** whatever happened to Season Market that was going in by Blue Bird?
149 **Nicholas W** they did not go through with because of our sprinkler requirements.
150 **Mark C** I want to discuss the Ambassador Program after the holiday and I would like to try to coordinate with Kiwanis, this
151 committee, the Chamber of Commerce and the Rotary. To all play a part in the program and maybe add a residential
152 outreach too
153 **David S** we use to have 2 people go out and visit businesses, one from the town and the one from this board and then
154 come back and report what they discussed.
155 **Mark C** I would keep that and leave the private residents to the non-profits. We could leave a care package for new
156 homeowners and we would do it in conjunction with non-profits such as Kiwanis HYAA and others.
157 **Jim S** maybe have someone from the schools.
158 **Jim S** Town Council is in agreement with the easement for Arleigh Green's land as the site for the new pump station
159 location at exit 10.
160 **Alden B** Arleigh Green owns the 60 acres that Phil from the Richmond Company was talking about developing tonight.
161 They are back to the table with this land that is doing nothing up there on Technology Dr.
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163 ***Motion to Adjourn made by Mark Chagnon and 2nd by Alden Beauchemin***
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166 **Next Scheduled Meeting: January 20th @ 5pm**
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168 **Minutes respectfully submitted by Kathy Lawrence**

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170 **How to sign up for E-Alerts:**

171 Go to Hooksett.org > from the home page on the right hand side, in yellow, click on E-Alerts > then you have a list of
172 options to choose from that you may want alerts for. They send to your email when we post agendas, minutes,
173 announcements and meeting updates or cancellations.

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