

Economic Development Advisory Committee
Date: 05/12/2021
Town of Hooksett Municipal Building,
Time: 5:00 PM
Minutes

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

2

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

4

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

7

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

9

10 **DISCUSSION:**

- 11 1. John Cronin, Esquire - Cronin, Bisson & Zalinsky, P.C. & Shane Brady of Brady
12 Sullivan: Potential development @ 2 College Park Drive, Cigna Healthsource Building

13 **John Cronin:** Brady Sullivan has acquired this and the parcel across College Park Dr that
14 extends toward the village to Merrimack Street. The market trends in New Hampshire and
15 Manchester as well as the nation is that office space is shrinking. Brady Sullivan is feeling those
16 office vacancies. This parcel is a great piece, located within the Concord connector and a large
17 residential area undeveloped just to the north of this location this has sat vacant and
18 underutilized for a long time. MUD #1 is a restrictive zone and for development today it is too
19 strict. It is open for retail but there is little retail that will develop there, and the community
20 won't really want what there is now for retail out there. In doing work with the layout, we think
21 the existing building would be suited for market rate apartments.

22 A handout provided to the board gave a layout of the apartments for the existing office building
23 and the vacant land that would be commercially developed hand. Attorney Cronin went over
24 the plans for redevelopment of the building with a total of 81 units. The exterior will be painted
25 and the parking area at remain the same, at this time. We want to work with the town for ideas
26 about rezoning the parcel to MUD #2 which we find more flexible. We would need residences
27 to drive the retailers and the offices need for the workforce in the neighborhood. We have an
28 open canvas to develop but first we would like the community support of converting the
29 building for apartments. We don't want to go the route of zoning by variance. Yrs ago when this
30 was zoned this way no one anticipated the "Amazon Effect" to our retail market or COVID to
31 change how we live and work in our communities with many new transitions.

32 **Mark C:** what do you plan to do with the vacant 60 acres?

Economic Development Advisory Committee
Date: 05/12/2021
Town of Hooksett Municipal Building,
Time: 5:00 PM
Minutes

33 **John C:** I don't know. We want to change the zoning to have more flexibility with a Mixed-Use
34 plan and give more discretion to planning other than zoning. I think it deserves some master
35 planning instead of going to both boards for each individual building.

36 **Mark C:** would you build that same building on the other side?

37 **John C:** No

38 **David S:** is the property in current use?

39 **John C:** yes, it is. There could be some mixed use on the lot too.

40 **David S:** is the building sprinklered?

41 **Shane B:** yes, I also want to add that we have some changes to be made to the windows

42 **David S:** the whole parking lot will be utilized how?

43 **John C:** we will wait and see what will be needed

44 **Jim S:** the building sits back a good distance from 3 it is MUD#1 and you would like to have it
45 zoned MUD2 for more use. So, there would be room for more buildings in the front of the lot
46 and room for some smaller units too. Room for small retail or restaurants.

47 **David S:** could you move the parking lot to the 3 side and add more building?

48 **Shane B:** we do not really have any plans for it right now.

49 **Ivan G:** do you have a time frame?

50 **John C:** the existing building is vacant now, so we want move on it. Town meeting in March for
51 a possible change of zoning puts it out a year.

52 **Nicholas W** when we look at the 2004 Master Planning visioning session by SNHPC we don't
53 have a community downtown and that was something the town wanted. This is the largest
54 parcel to have a chance to make a community downtown. What types of mixed-use
55 development would you want to look at.

56 **John C:** we worked with Bedford and how they made things work with the change in
57 development that evolved when they started redevelopment of their downtown. We would
58 look at small high end with smaller shops that would offer a more economical retail and office

Economic Development Advisory Committee
Date: 05/12/2021
Town of Hooksett Municipal Building,
Time: 5:00 PM
Minutes

59 sqft rates. The Brady Sullivan Tower is changing some space to residential because of vacant
60 retail space they are experiencing.

61 **Peter H:** would the apartments stay rental or become condos?

62 **John C:** rentals now but I never say never that can't happen. The plan is for Brady Sullivan to
63 own and manage these properties. Build their management real-estate.

64 **David S:** they have city water and sewer? How about natural Gas?

65 **Shane B:** we would prefer to stay electric.

66 **John C:** Infrastructure was planned for the 3 buildings

67 **Andre G:** it is interesting. I do agree with John that the need for office is not there currently. I
68 realize the market now but who knows what will happen tomorrow? What is the commitment
69 to the Mixed-Use development, are you looking to move on that now?

70 **John C:** land sitting idle is not useful, individually we could get urban designers to put together
71 something, but we wanted to come to the town first to look at it and ask what you would like to
72 see. Then go to the boards and hopefully get their approvals because it came from town vision.

73 **David S:** we have had development come in and get our approvals with mixed use but the
74 residential only gets build and no commercial ever gets developed.

75 **John C:** the old fear of residential and the school burden it creates is not what it was years ago.
76 It sounds great to build commercial first, but it is not what drives the commercial growth. It is
77 the residential impact that they require to be interested to expand.

78 **Andre G:** I think the residential side goes well with the use there now. The mixed use when the
79 residential is built first on the 60-acre lot, is a good use.

80 **Mark C:** I like that there are sidewalks there for that community feel. The apartments you have
81 presented seem tight and on the small size.

82 **Shane B:** We have other projects similar to this that we have added carports with storage,
83 maybe that would go in here too.

84 **Matt B:** I like to concept

Economic Development Advisory Committee
Date: 05/12/2021
Town of Hooksett Municipal Building,
Time: 5:00 PM
Minutes

85 **David S:** I think the town would benefit from it.

86 **John C:** workforce affordable and market. The size of some of these offers affordable. We will
87 talk with the town about what we can develop on the south side and come back to you.

88 **Jim S:** adaptive use is what we have been discussing. The change to MUD 2 is a good idea.

89 **David S:** *asked the board about their feeling and all agreed that the proposal is good for*
90 *Hooksett and they look forward to staying informed with additional plans.*

91 **Nicholas W:** I think we need a workshop with the Planning Board for adaptive reuse and
92 rezoning for this and other parcels in town.

93 **2. Phil Pastan of the Richmond Company, Inc. with an update at 400 Technology Dr:**
94

95 **John C:** Amazon traffic has been heavy there and I kept an eye on things and found the flow
96 was smooth at most times. The peak hours @ 8-9 was heavy and talked with Phil about the plan
97 to get the vehicles centrally located. Instead of having intermittent traffic flow as it has been.
98 There still needs to be a parking lot and the applicant is still looking at an industrial park
99 development. They are in favor of a congregate area and fueling in their parking lot. Take the
100 pressure off the public fueling lanes. They are still in the planning phase.

101 **Phil P:** there are no major wetlands in the area and that is positive and traffic we know is peak
102 form Oct. to Jan. and that is when we did the traffic study. There are not as many vans out
103 there now because we are no longer in peak months. We are still looking to expand the
104 development. We just want to provide an update.

105 **David S:** do you have a master plan?

106 **John C:** I can submit to you a conceptual Master plan.

107 **Mark C:** I like the idea to use the local gas stations and garages. We need to local!

108 **Meeting Adjourned @ 5:59 Motion made by Mark C 2nd by Matt Barrett. All if favor**

109 **Minutes Respectfully submitted by Kathy Lawrence**