

Economic Development Advisory Committee

Date: 07/21/2021

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

1 **CALL TO ORDER@ 5:10**

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE: David Scarpetti-Chair, Jim Sullivan-Council Rep, Alden Beauchemin, Paul**
6 **Scarpetti**

7

8 **STAFF & OTHER DEPARTMENTS: Nicholas Williams-Town Planner Bruce Thomas, Town**
9 **Engineer,**

10

11 **EXCUSED: Mark Chagnon, Peter Stoddard**

12

13 **APPROVAL OF MINUTES 6/16/2021: Motion to Table made by Jim Sullivan 2nd by Alden**
14 **Beauchemin.**

15 **All approved, motion passes**

16

17 **DISCUSSION New Business:**

- 18
 - *Chelmsford Hooksett Properties LLC: Feedback and comments in converting the*
19 *existing office building to apartments @ 2 College Park Dr and thoughts on re-zoning*
20 *and master planning for the property to the north.*

21

22 **John Cronin: Cronin Bisson & Zalinsky Attorneys at Law:**

23 1700 Hooksett Rd and 2 College Park Dr This project has 2 parcels divided by a road 30 acres to
24 the south and 60 north. Brady Sullivan has plans to renovate Cigna's abandon building with 81
25 units of market rate apartments. It is an adaptive reuse as the master plan indicates is part of
26 the vision. John Cronin handed out a design of the office building renovations. The plan had a
27 layout of all units and proposed a center window wall that will bring natural light to the interior
28 units. All market rate, no affordable or work force housing units. The site was originally built out
29 for more buildings for. We are in front of ZBA and they suggested to go to PB for comments and
30 the chair and others felt it inappropriate to provide feedback before ZBA has made a decision.
31 The cost to renovate is probably \$6 -8 M. The Tax revenue and registration will bring in good
32 revenue for the town from what has been a 3yr empty building. The demands on school and
33 fire will be minimal. This type of apartment building will not have a lot of school age children it
34 is more professional. There is a connector road being paved that some of the residents felt that
35 it was for the apartment development. I assume it was the town that planned that paving. I

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36 want to state for the record and to be clear, there is no plan to open the private drive on the
37 property that runs into Thompson Ave. The parcel to the north is a beautiful piece and will be a
38 great fit for mixed use. There are no immediate plans to develop that parcel, it needs
39 independent planning and work with the town. There are enough residential roof tops in this
40 community for a well-planned mixed use.

41 **Alden B** sounds like potential benefits. The value of conversion from commercial to residential
42 is a good fit there. The town will get tax value from this project.

43 **David S** a few months ago they had talked about car ports how is that plan gong?

44 **John C** They are considering that and small storage for the units. Nothing like the temperature-
45 controlled storage at Blue Bird

46 **Jim S** how many spaces of currant parking is there? There must be 2 car spaces and more for
47 each unit. They are not planning to expand the parking or buildout the parking lot and get
48 closer the residential?

49 **John C** yes there is more than enough parking and plenty of room for buffer.

50 **Jim S** is there any plan to put a small restaurant on the site? Any other thoughts of additional
51 buildings? Any plans to go into the buffer?

52 **John C** no nothing specific. There has been discussion but nothing that I have and word about
53 they have not had any intent to disturb the buffer. At this point you could get 5 spaces per unit.
54 The people that have concerns on the north parcel we have no plans yet for what there will be
55 for development. If the zone stays MUD1 there are so few uses for that zone. It would have to
56 go to zoning for variances.

57 **Jim S** so there is plenty of room and no need to disturb a buffer and you mentioned that no
58 access of Thompson Ave as the neighbors have been concerned about.

59 **John C that** and Pleasant Street, there is no need to use that access either.

60 **David S** what is the buffer between residential and commercial?

61 **Nicholas W the** minimum is 50 feet

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62 **David S** if they convert to residential and then later on, they did want to commercial use would
63 they have to go to ZBA?

64 **Nicholas W** if they are looking to develop a pad site for commercial use, they would not need to
65 they would have to have the 50' buffer

66 **David S** after 3 years being vacant, I think this a great use and it has the sidewalks and library
67 right there.

68 **Paul S** You are going to ZBA for the relief of residential apartment units for the existing building.
69 The rest of the land is zoned MUD1 and you will work with the town for that plan. I thought any
70 apartment or residential unit had to have egress point or window? There are 2 or 3 in the
71 interior that do not. Have you gone to fire yet for a review of this plan?

72 **John C** they have an engineer that is doing this and other in NH conversions. They have
73 elevators and are sprinklered. The MUD1 allowed use now is that there are a majority of uses
74 that are not viable now. A planner, not Brady Sullivan, needs to sit and plan this site with the
75 town so you have consensus on the big part of the planning of it.

76 **David asked if Mike Heidorn from HVW had any problems with water availability?**

77 **Mike Heidorn** we have not seen a proposal of demand. My gut tells me it will be a wash
78 because they have had irrigation and use is still happening there. In general, the water dept
79 welcomes the growth we have plenty of capacity and we are planning for down the road to
80 improve infrastructure and capacity. Right now, we have plenty. The timing of planned
81 developments of other developments approved for Manchester Sand & Gravel in the area and
82 a commitment to provide water to those homes. Will those homes get built? In the short term
83 we have plenty for the apartments.

84 **Jim S** and the 60 acres John has said that they are going to work with the town and that means
85 all the departments for a well-planned developable community. That is key. How many years
86 off?

87 **John C** it is a ways away. A period of years, the apartments they hope to start in the fall

88 **David S** will the development at exit 11 help?

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89 **John C** I have talked with Nicholas about getting the plans to the town and work together MUD
90 1 is the most restrictive. Times have changed and they have changed quickly. The town did not
91 anticipate office buildings being less attractive.

92 **Nicholas W** we are looking to start a subcommittee with zoning and planning to look at the
93 adaptive use. I don't know that we want to start before ZBA makes their decision.

94 **John C** there is no hurry the land is not going away we can wait for the ZBA case to be decided

95 **Nicholas W** once they get through ZBA we can put EDAC on the planning agenda to discuss the
96 subcommittee.

97 **Jim S** what about the 60-acre parcel and a planning committee. In regard to the authority to
98 create the board, will that be with the planning board? Maybe a letter to planning board to
99 support a subcommittee? This is what this committee is charged with, it's about supporting
100 development and we are willing to serve and assist with this.

101 **Nicholas W** why don't we wait until the ZBA has completed their application and then start the
102 process of forming.

103

104 **David S** it would be nice if they would develop a walking trail or park.

105 **John C** that is a conversation they can have with planning.

106 **David S update 3A TIF: The Hooksett Tax Increment Financing District Committee (TIF)**
107 **unanimously motioned to agree to the terms within the Memorandum of Understanding,**
108 **drafted by Bruce Thomas.**

109 **The following verbiage under the section "The Town Agrees to"**

110

111 **c) Contribute \$300,000 toward the construction of the pump station at Martins Ferry Road**

112

113 **The Richmond Co – 400 Technology Dr. got the variance for a parking lot, and they proposed**
114 **to build 2 buildings and sewer provide improvements. They are making that lot more shovel**
115 **ready for the next business.**

116 **Paul S asked Nicholas about the Ravina Cold Storage site off Londonderry Tpk. Between**
117 **200,000 & 300,000 sqft. of warehouse.**

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118 **Jim S** updated the committee on Nicholas and Planning Board Chair, Tom Walsh presentation to
119 Town Council of development going on in town.

120 **Nicholas Williams Development Update:**

121 **Seasons Market is planning to propose merging 2 lots on Hooksett Road & Londonderry Tpk**
122 **to build a 16 pump gas station and convenience store. At 4 Pleasant St - 8 Commercial Retail**
123 **units. Apple Cinemas is going in to 38 Cinemagic Way. The Gilbert Block site has approved**
124 **developed. Bellavance Beverage on Quality Dr will be occupied by Dartmouth Hitchcock. Just**
125 **a few of proposed and approved development. Platinum Trucking is moving forward to build**
126 **at Blue Bird 2nd building 7 martins ferry condo units approved**

127 **Jim S** The widening project on Rt 3 may impact some businesses have they been notified?

128 **Nicholas W** yes, I believe they have.

129 **David Scarpetti and Nicholas will be attending Town Council meeting in August to provide an**
130 **EDAC update.**

131

132 **Next meeting August 18th**

133 **Meeting Adjourned @ 6:25 Motion made by Paul Scarpetti 2nd by Alden Beauchemin. All in**
134 **favor**

135

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