

Economic Development Advisory Committee

Date: 11/17/21

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

1 **CALL TO ORDER@ 5:05**

2

3 **PLEDGE OF ALLEGIANCE: 5:05**

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

7

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

10

11 **APPROVAL OF MINUTES 10/20/2021: Motion made by Jim as presented 2nd by Matt**
12 **Paul abstains**

13

14 **NEW BUSINESS**

15 **1. Christina Katsikas – Owner of the Stone House, #1253 Hooksett Road**

16 **Christina Katsikas** as of the 29th I will be the new owner. My plans, I am not sure. I just
17 visited this summer, so I don't have the details of the house and I don't exactly know the
18 condition of everything. I did bring along a plumber and family and I decided that I wanted
19 to buy the house. The first offer I made was declined but a month later they came back and
20 told me they accepted it. I am excited about this, I have been looking at this house since
21 1973. I have been in Hooksett for a very long time, and I am excited to restore the house,
22 but I do not have any clear ideas of what I am going to do with the house. The building is
23 not as old as it emulates. It is not as old as it looks but I can't put my finger on the period it
24 belongs too. I want to restore the inside, but I am not sure I would open it to the public. It
25 can be a lot of things, but it will be my residence for now. I have tossed around ideas an
26 airbnb or a winery that town residence could go and visit and sit outside and have coffee or
27 tea. An Antique shop too is an idea. It has been expressed that the town wants to come and
28 visit it. Maybe I can have the Hooksett Garden club come and share ideas for landscaping.
29 Maybe it would be good place to hold fundraisers. People expect the inside to be beautiful,
30 but the inside is cement, not stone like the outside. The downstairs is wide open. I guess
31 they used to plane wood in the lower level. That area would make a nice winery. The
32 ambiance of the castle exudes flavor of some kind. It should be a venue that everyone can
33 come to. One day at a time at the moment and nobody is going to tear it down. Start with
34 the important things first and that is the roof. And a nice landscape.

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35 **Jim S** the building has been saved because of you and regardless of what you plan for it. it
36 will be there, and the Historical Society is ecstatic. It is a landmark. The potential is there for
37 Economic Development but use it as your home. Involving the community is a great idea
38 and wonderful news.

39 **David S** is this in a Revitalization Zone?

40 **Nicholas W** Kathie Northrop and I have been talking about this and we may expand the 79E
41 district. I wanted to generate some discussion of what this board envisions for long term of
42 keeping it viable for commercial use. There have been many ideas. It is highly visible and
43 hopefully we can connect her with good resources for ideas for a good business venture.

44 **David S** proposed commercial is on one part of this property?

45 **Nicholas W** it was subdivided a few years ago and there is something going on that piece

46 **Paul S** I was interested and thought of purchasing it and my idea was a restaurant. Maybe
47 build a commercial kitchen in the back and enlarging the front patio with stone for seating
48 outside and in. the parking was going to be different pockets with landscaping and lighting.

49 **Cristina K** the 2 acres in back of the property I did not want because of all the ledge and the
50 water from the rain was a drainage issue so I did not want that portion of the property.

51 **Paul S** congratulations I am happy for you.

52 **Kathie N** we have her hooked up with the Preservation Alliance and the State Registry of
53 Historical Sites. this would be the 2nd in Hooksett

54 **2. Review and Approve 72:80 Commercial and Industrial Tax Exemption Application**
55 **Platinum Trucking, #1380 Hooksett Road**

56 **Nichols W** I received the formal application from Platinum Trucking and Supply they applied
57 for 25% for a duration of 5 years

58 **Paul Scarpetti** made a motion to accept and sign the application. 2nd by Matt Barrett second
59 it all in favor

60 **Jim S** is there any wiggle room for the Town Council to change the terms of % and/or years?

61 **Nicholas W** they could but then they would have to do that for every application.

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62 **Jim S** if they start asking about it, I will have it go to you and if any additional applications
63 come in they will come here first (EDAC)

64 **New Business:**

65 **Alden B** discussions that came up at the ZBA meeting about several developments in town
66 and the stigma is an opposition to apartments in town. But at the end of the day we need to
67 look at this from a economic standpoint.

68 **Alden provided a guideline for community benefits for this kind of development.**

69 **Alden B** we need to have a healthy discussion about what it is we are looking for because
70 we have some big developers that are looking at Hooksett and we want them here

71 **Jim Sullivan asked Nicholas if he had a forum set up for housing authority?**

72 **Nicholas W** we are waiting for the application that was on going in front of ZBA. They
73 denied it so now I can move forward with that.

74 **Jim S** we will have a long discussion on that. There is a lot about Affordable Housing out
75 there and we need to understand it and the importance of it. It is in the Master Plan and
76 once we understand the importance and benefits from them we can move forward.

77 **Matt B** it is clear that there are people that don't want it. We are doing a lot of work to get
78 them here and show support

79 **Nicholas W** we want to bring in the NH Finance Authority to talk with the boards
80 representatives and it would be productive to reach out to the larger employers in our
81 community and have them talk about the struggles they are having to get employees. The
82 larger employers are looking for adequate housing in the area for their employee base to
83 find housing close by where they work.

84 **Michelle G** I think we should get all the boards in town get together and listen to the
85 Housing Authority

86 **Paul S** I think it is very important to get all the boards in the same room. People are afraid
87 to the unknown. They don't see all the pieces that make it relevant. People want to sell
88 their larger homes and downsize, and this is an option to do that and stay in town.

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89 **Matt B** the truth is Brady Sullivan could come in and do all kinds of things on that site
90 without coming to the town. I don't understand this, you go across the street to University
91 Heights and it is a quiet apartment community.

92 **Paul S** I think Brady Sullivan needs to come in with a master plan for the land too. The
93 unknown is what is scaring people.

94 **Matt B** an apartment at the Cigna Building makes sense. Keeping it residential with
95 everything residential around it

96 **David S** there would be less people there as apartments then when Cigna was open.

97 **Jim S** it just proves we need a collective understanding of how we want the town to move
98 forward. All boards have to have a collective understanding and meeting together will help.

99 **Matt B** the negative about the Dome almost stopped that and it never came true.

100 **Michelle G** when you have an outside authority to share the statistics and reaching out to
101 the employers and what they are doing to find employees is needed is a great idea. It is
102 hard finding housing and seniors can't find housing.

103 **Matt B** when we bring big business to town the employees are not looking for \$600,000
104 housing

105 **Paul S** spot zoning is not going to work. That will get us in trouble. Develop the master plan
106 and stick with it. Brady Sullivan needs to come to the town with their Master Plan so the
107 town knows. It is the not knowing that scared them.

108 **Alden B** they could make changes to the application and resubmit.

109 **Matt B** if I was in the Beauchesne development I would want resident development as my
110 neighbor

111 **Alden B** asked about an update on the new Master Plan

112 **Alden B** I think we need to look at the village portion of the MP. When can we realistically
113 get a meeting going with NH Housing?

114 **Nicholas W** I think realistically January

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- 115 **Motion to adjourn @ 5:50 made by Paul Scarpetti 2nd by Matt Barrett**
- 116 **Minutes Respectfully Submitted by Kathy Lawrence**