

**Economic Development Advisory Committee**

**Date: 01/19/2022**

**Town of Hooksett Municipal Building,**

**Time: 5:00 PM**

**MEETING MINUTES**

1 **CALL TO ORDER@ 5:02**

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE: David Scarpetti – Chair, Alden Beauchemin, Mark Chagnon, Peter Stoddard,**  
6 **Michelle Gannon, Jordan Davis – Alternate, Jim Sullivan – TC Rep**

7

8 **STAFF & OTHER DEPARTMENTS: Andre Garron Town Administrator Nicholas Williams – Town**  
9 **Planner, Kathy Lawrence – Minutes,**

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11 **EXCUSED:**

12

13 **APPROVAL OF MINUTES 11/17/2021 Motion to approve minutes as written made by Jim**  
14 **Sullivan 2<sup>nd</sup> by Michelle Gannon. All in favor**

15 Abstained – Not present for 11/17 Meeting Mark Chagnon and Jordan Davis

16

17 **NEW BUSINESS**

18 **1. Town Housing Needs Assessment – Developing and Implementing a Housing Plan**  
19 **2030 Adoption of the MP**

20 **Nicholas Williams** We are working toward the adoption of the 2030 Master Plan update  
21 and 1 part of that adoption is devoted to Housing. As all of you are aware of the state of  
22 housing in NH and region in general. SNHPC by state statute are required to update and  
23 administer a housing needs assessment for their jurisdiction every 5 yrs and we are  
24 coming up on that. ARPA funds will be available to assist municipalities develop their  
25 housing needs/condition assessments is updating their process of reaching out to Stake  
26 Holders and municipalities to develop these assessments. Nicholas handed out a scope  
27 of work to aid in retaining someone to develop the towns housing needs assessment.  
28 That is part of the Master Plan update and eventually I would like that adopted and  
29 become an addendum to the MP. As you know when we talk about housing, we get  
30 some opposition from some of our board members. So I would like to start at the  
31 Planning Board and get some support form EDAC in this process to develop a housing  
32 update and get a group of stake holders to talk about our local housing needs and  
33 where we are falling short. I want to start here because we have a lot of open-minded  
34 individuals. I would like EDAC support to find out form local employers what their

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35 employees housing needs are in the way of local workforce finding suitable housing in  
36 this area. I am providing a schedule as to when SNHPC will begin their outreach, what I  
37 would like to do is with a representative from this board to approach both ZBA (3/8) and  
38 PB (2/7) as to why it is important now and for economic development in the future and  
39 develop a committee to reach out our local area businesses specifically our larger  
40 employers.

41 **Jim** does the housing need assessment need to be completed before the PB completes  
42 the MP. When is the plan to adopt the MP? What is holding it up?  
43

44 **Nicholas** No, this assessment will be an addendum to be completed by 2025. We are  
45 looking to have the updated MP adopted in the fall but that has been pushed back to  
46 when we have completed the annual review of the CIP this spring. The MP draft is  
47 completed but we are watching what is going on with the current zoning amendments.  
48 The assessments are part of the MP update we need to capitalize on the funding.

49 **Jim** is this separate from the invite we had planned with The NH Housing Authority to  
50 come in and talk with us about affordable housing needs

51 **Nicholas** this is separate. I think the Housing Authority will be part of this conversation,  
52 but we will have to wait for the application in front of ZBA before we have them come  
53 talk.

54 **Michelle** is this the same MP that has been around since the 80s?

55 **Nicholas** no, this is the update to the 2004 MP

56 **David** I talked with a representative from NH Housing Authority to come speak and  
57 educate at a meeting with all the boards and town residents that are interested.

58 **Nicholas** ultimately, I think it should be a time when both boards can be here and  
59 representatives from the town. That would need to happen prior to SNHPC to produce  
60 an assessment document to use as an addendum to the MP

61 **Michelle** are you looking to establish a committee to reach out to our larger businesses?

62 **Nicholas** I don't know that we necessarily need a committee but a start from ground  
63 level to inform our land use authority as to what we are doing and think about how to  
64 develop an outreach program

65 **Peter** will this mostly have to do with greater density in Zoning

66 **Nicholas** its about primarily it is providing opportunity for variable housing at variable  
67 income levels. Work Force Housing, Multi-family, Senior

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68 **Michelle** we have to create the land of opportunity to get strong businesses to come  
69 here.

70 **David** Manchester is going gang busters making housing happen. There is not the need  
71 for office space anymore.

72 **Matt** we get blown out of the water every time we bring this development to the town.

73 **Michelle** that is why he want's to try a different platform and present it in a different  
74 manor

75 **Matt** bring it from the top down approach

76 **Nicholas** yes that is the way to make it happen that is why I don't want a subcommittee  
77 but representatives going and visiting with our larger employers. There is a connection  
78 to housing and economic growth and if we are going to move forward, we need a  
79 housing assessment

80 **David** are you looking to get GE to come and talk?

81 **Nicholas** yes and SNHU and Amazon. I would like a round table discussion

82 **Jim** the MP is a full plan of what we envisioned then an amendment or component that  
83 talks about different types of housing. Sometimes there are roadblocks of cost and how  
84 much they need to make it worth the investment to provide affordable housing. How do  
85 we get developers to build that type of housing?

86 **Nicholas** so the needs assessment will have detail and recommendations for the  
87 housing. If we retain SNHPC they can provide recommendations to what we need and  
88 provide a toolbox for working with that

89 **Michelle** you have to sell what our town is missing

90 **Matt** developers are not telling us what we don't have. If we don't have or are willing to  
91 move with the development that is happening, then they just move on to where it is  
92 ready for them to build

93 **Alden** WF housing in Concord has some nice Single-Family housing it doesn't have to be  
94 negative. Some people have concerns from the history of it.

95 **Andre** the assessment will tell you what is missing, it will come down to the various  
96 loans of housing that our retail base will support. Hooksett has a median income. When  
97 you are starting out you get an apartment. It is a starting point that we are missing.  
98 There is pushback and with economic development there are eyes on Hooksett, but if  
99 there is not housing, affordable housing for their work force then they will start looking  
100 elsewhere. We need to get the conversation and strategy going to address it.

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101 **David** what was in Salem is not what we are looking for here. Because of the cost of that  
102 development the developer had to get the premium to afford the cost to build. We are  
103 almost sold out of housing. We have a lot of out-of-staters moving here. Because their  
104 jobs are moving them here. They are working from home and looking for an extra room  
105 for an office.

106 **Jim** when you get the needs analysis, is the grant money that SNHPC be apply?

107 **Nicholas** they are required to do the assessment for their region. They are willing to do  
108 additional work to tailor that assessment. They will use the ARPA monies and additional  
109 funds to do it. With that being said and looking at this from a different angle I would like  
110 to have support in front of the Planning Board to have an assessment performed.

111 **Michell** basically a 3<sup>rd</sup> party to do this analysis

112 **Nicholas** when big employers look at a community, they need affordable housing for  
113 those employees. We have some exciting prospects, and we need to look at this for  
114 those projects to keep our economic development growing.

115 **Matt** it's not right when they work in a town they can't afford to live in.

116 **Jim** has the assessment program started or do we need to recommend having it started

117 **Nicholas** no SNHPC is going to start the outreach next month. I will have more  
118 information for the boards. We will have the assistance form then.

119 **Jim** do we need administration to start it or support it?

120 **Nicholas** SNHPC will start the regional analysis, I would like them to conduct an analysis  
121 tailored for us and not just the region. I don't know how much it will cost, we will wait to  
122 hear. I would like to have a representative from EDAC come to Planning Board to talk  
123 about this and why it is important for economic development and Zoning Board to talk  
124 about the process we are going to do.

125

126 ***Jim Sullivan made a motion to have EDAC recommend that to foster economic growth,***  
127 ***housing is imperative and we support the approach using outside and inhouse sources***  
128 ***to support the housing needs assessment program to be used in conjunction with the***  
129 ***Master Plan adoption. 2<sup>nd</sup> by Michelle Gannon All in favor.***

130

131 **Nicholas** requested representatives to attend the February 7<sup>th</sup> Planning Board meeting  
132 to discuss the assessment needs. David Scarpetti and Matt Barrett agreed to attend

133 **Michell** Gannon agreed to attend the Zoning Board meeting on March 8<sup>th</sup> with

134 **Nicholas** to discuss the assessment and recommendation of Zoning Changes

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135 David Scarpetti has a contact with NH Housing and Nicholas would like to have her at a  
136 joint meeting with PB Zoning. TBD

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139 **2. Town Development Update:**

140 **Yearend statistics showed 78 new Single Family homes 20 commercial permits, 3 were new**  
141 **construction. 17 occupancy review.**

142 2 new proposed development: Seasons Corner Market and Strickland Brothers oil change  
143 Dominos development have hit a small snag but hopefully things get moving

144 Platinum Trucking is going to TC for approval of 79E tax relief application

145 **Motion to adjourn made by Mark Chagnon 2<sup>nd</sup> by Michelle Gannon. All in favor**

146 **ADJOURNMENT AT 5:50 – Town Council meeting to commence at 6 PM.**

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