

Economic Development Advisory Committee
Date: 03/16/2022
Town of Hooksett Municipal Building,
Time: 5:00 PM
Minutes

1 **CALL TO ORDER@ 5:01**

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE: Matt Barrett – Chair (sitting in for David Scarpetti), Alden Beauchemin,**
6 **Michelle Gannon, Jim Sullivan – Town Council Representative, Mark Chagnon, Jordan David-**
7 **Alternate**

8

9 **STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Nicholas Williams – Town**
10 **Planner, Bruce Thomas- Town Engineer**

11

12 **EXCUSED: David Scarpetti, Paul Scarpetti**

13

14 **NOT IN ATTENDANCE: Roger Duhaime**

15

16 **APPROVAL OF MINUTES 01/19/22**

17 ***Motion made by Michelle Gannon, 2nd by Mark Chagnon All in favor***

18

19 **Michelle** do we have SNHPC Assessment Representative?

20 **Nicholas** yes

21 **Mark** are all volunteer seats filled

22 **Nicholas** no, but we have 4 applications

23 **NEW BUSINESS**

24 **1. BRUCE THOMAS, TOWN ENGINEER**

25 **Granite Woods Development, LLC**

26 **Memorandum of Understanding – Exit 11 Sewer Project Update**

27 I know some of you are familiar with it. We are still in the negotiations of Granite Woods
28 Development and the agreement that they will pay for the infrastructure of the sewer and
29 pump station up to Meadow Crossing and Cross Rd. They will pay \$7M to the site and additional
30 \$2M.

31 **Alden** are they doing the water?

32 **Bruce** Not all water infrastructure but to their site

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33 **Bruce** they will put up the funds to build and when they develop the property they will get a
34 60% refund in taxes and the town will keep 40%. Bruce provided a spreadsheet of dollar
35 amounts in proposed taxes and the agreement

36 **Mark** how many years is this agreement for?

37 **Bruce** 15 years. The MOU was signed today

38 **Matt** what is the liability to the town?

39 **Bruce** almost no liability. If the developer starts building and pull out, then they are providing a
40 bond for 500.000 to finish (minimally) what is left. We are coming up with the designs that
41 meet water and sewer requirements. Underwood Engineering and I will work on the designs.
42 We may have to hire a 3rd party engineer firm for designs. You know when this gets started you
43 know the other abutting commercial site will be interested in developing. This is a good thing
44 for the town.

45 **Peter** what is the development proposed?

46 **Matt** 500.000 sq feet warehouse facility

47 **Mark** in the worst-case scenario the bond is enacted.

48 **Bruce** is they decide to leave, our job would be to complete the line from the manhole that
49 they had stopped and complete to the next manhole. The worst-case scenario would be they
50 left in the middle of 3A.

51 **Matt** will this help to get to the infrastructure to exit 10.

52 **Bruce** it will help when the funding starts going in from this portion of the TIF and that will help
53 to pay for exit10. Also, the TIF has been expanded to the other side of the river and that will
54 increase funding for exit 10 too.

55 **Matt** do you have a time line for exit10?

56 **Bruce** not currently.

57 **Matt** when do they want to start digging?

58 **Bruce** maybe the end of the summer. The State has not completed their review yet and they
59 may hold it up

60 **Jim** they have to get DES approval for just their property?

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61 **Bruce** the entire project DES has to approve

62 **Michelle** what is the town giving up for this deal

63 **Bruce** we are going to return 60% of taxes over 15yrs, this has a great potential to succeed for
64 commercial development

65 **Jim** TC did not rush it and they were particular about what the agreement would be and
66 wanted very low liability for the town. This is the first type of private public agreement like this
67 in the state

68 **2. JEFF LEFKOVICH, CATHOLIC CHARITIES OF NEW HAMPSHIRE**

69 **Proposed Mixed-Use Development at 1821 Hooksett Road**

70 **Jeff: Executive director of real estate development for Catholic Charities-** #1821 Hooksett Road
71 we are in the early stages of planning. I want to start the conversation of what we are planning.
72 This property is of interest for senior housing / assisted living and retail. We won't need any
73 variances for use as this is zoned for what we are looking to develop. We will work with what is
74 permitted for the property. What we are envisioning for this property is what we developed
75 elsewhere. We have skilled nursing and member care mental health and crisis care all within
76 affordable housing. What we are proposing for this state is senior housing. Jeff continued with
77 other services that Catholic Charities services provided throughout the state. We are looking at
78 180 units 1 bedroom. 50% of the units will be tax set aside for affordable tax. This will allow the
79 person to age on site. Our objective is to have a community of mid-market too. Our interest is
80 middle income or lower. Parking will be minimal for all but the independent living units. Pad
81 sites (7 -8) for what we hope to attract for local and reg health service and retail and
82 restaurant. We are working off original concepts from the owner. This is conceptual. The area
83 for the pad site is very rocky and may not be suitable for what we have in mind and the middle
84 is an easement for natural gas. The pad site may move for the original concept. Planning is
85 essential for what is important to us and the town, there will be no access on Post Rd. We want
86 to limit the impact on neighbors and abutting properties. We have started the 1st phase of our
87 traffic study. We have an idea of what we want to do for traffic patterns. The ability to walk is
88 why we want the commercial pad site for all local residents. The mixed use is tax generating for
89 the town. If we can create a trail system within this village it will be available to those in the
90 community to walk too. We want to preserve the local character, so we want to reach out to
91 the Heritage Comm for information for natural extension of architecture. Site lighting will not
92 have impact for abutters, we will consider all these things. The traffic safety at Pleasant Street
93 we are looking into and working on a plan for that intersection. Improvements to the sewer
94 system, paying for upgrades to the pump station or running 300.000 feet of 10" pipe to the
95 Thompson gravity system. We have begun looking at grading and filling. Ledge location is

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96 difficult in some areas. We will have to remove some and we will utilize that as our subgrade
97 for parking. We will figure out how to keep the building as far away from Post Rd as we can, we
98 will be mindful of that. This is what we are thinking and want to hear your thoughts and
99 comments.

100 **Michelle** you may have challenges with abutters, we have had other proposed development
101 stopped. I would make sure and provide what other development could go there.

102 **Matt** I would think this is quiet and architecturally designed. It would be a good neighbor

103 **Jim** and they are addressing and considering the care and concerns of the abutters

104 **Jeff** yes we are taking them into consideration

105 **Jim** what would be required of the buffer?

106 **Nicholas** 50 ft no cut

107 **Mark** do you think in the prosses they will bring up the new senior housing competitor near by

108 **Jeff** we are in the process of a market sturdy theirs may be higher market and ours will be mid-
109 market. We are nonprofit and our approach is different from a made for not profit

110 **Mark** that is good that you are presenting it that way

111 **Matt** it would be nice if Hooksett seniors can live there. Nice to remain in their community

112 **Jeff** change is hard and I want to present this showing the town is part of the process and the
113 abutters too it is a revenue generating for the town. There could be some that live on this road
114 that their parents may find affordable homes to be able to live close.

115 **Alden** it makes a nice transition use from house to commercial pads on rt 3 and a walking trail.
116 You are keeping it a natural area and not too much over all on that site.

117 **Jeff** when you don't have as many levels you don't see as much. That is important to us for the
118 community.

119 **Jim** It is important to add the intersection of Pleasant Street to your planning as an issue

120 **3. Town Development Update**

121 **Nicholas** we have lot in the pipe line. TRC coming up will include #5 Whitehall the Strickland
122 Brothers have submitted plans,

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123 #18 Legends Dr TRC Marmon Aerospace and Defense moving out of Manchester is proposing a
124 82,000 sqft facility.

125 #1554 Hooksett Rd (the old Beanery) a proposed Black Diamond Auto wash will be in April to PB

126 Season Corner Market has been approved. No Demo application for the site at this time.
127 Eversource is expanding on Legends Dr a 1060,000 sqft. Facility

128 #1461 Hooksett Rd bank pad site has been given an extension

129 **Jim** people say “not another bank” but if those banks had not come in there would be tumbling
130 buildings on those sites.

131 **Alden** sounds like we need employee housing with all this development potent

132 **Mark** what is happening with the Cigna ZBA application

133 **Nicholas** it is continued to April

134 **Alden** we need to have this conversation and everyone we talk to that if we are going to attract
135 development we need housing.

136 **Nicholas** if they make it through Zoning it will have to come to PB

137 **Alden** we should plan on attending for these properties.

138 **Mark** everything in that area is just right for this use.

139 **Jim** I think they are concerned about the buildout of other parts of that property.

140 Any additional buildout would require the same process so it may not happen.

141 **Nicholas** the relief from ZBA is only for the building that is there now. Not the whole lot

142 **Jim** not the entire parcel, I don't think people know that

143 **Michelle** what are the objections

144 **Nicholas** the impact on schools and more

145 **Michelle** 1 & 2 bedrooms is just transitional and not a school impact

146 **Mark Chagnon made a motion to reissue the EDAC Letter of Support for the Brady**
147 **Sullivan/Cigna Development for just the proposed apartment conversion of the**
148 **existing building. 2nd by Alden Beauchemin**

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149 *All in favor*

150 **Michelle** what is happening with Domino's site

151 **Nicholas** after review from DOT the curb cut, they want as a deceleration lane to the north
152 bound access the easement required from the neighbor was never granted so they are
153 redesigning and the board is waiting for the DOT permits for signature approval

154

155 **Michelle** could we do a pole for what Hooksett people want

156 **Nicholas** when we were working on the Master Plan there was a lot of conversation for more
157 casual dining.

158 **Matt** the completion of the area with Cigna apartments and the senior living area proposed is in
159 line with the vision we had for that area and becoming a town center.

160 **Nicholas** that is the only commercial front between Blue Bird and Allentown town line.

161 **Andre** I am encouraged what I am hearing. The interest we are getting in Hooksett with all this
162 development and your emphasis on housing can't be ignored. We don't have housing at the
163 level of some of the jobs coming in and we need housing for that.

164 **Jim** the more housing you have the lower the rate will become

165 **Andre** No matter what commercial development comes in there is a fear factor. Some of those
166 that were born here and still live here. We are bringing workers here with this development
167 and they want to live here too.

168 **Michelle** the Zoning board needs to be reminded of our Master Plan and our mission.

169 **Andre** I am encouraged.

170 **ADJOURNMENT AT 6:00 PM**

171 **Minutes Respectfully Submitted by Kathy Lawrence**

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