

Economic Development Advisory Committee

Date: 05/18/2022

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

1 **CALL TO ORDER@**

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE:** David Scarpetti-Chair, Matt Barrett, Alden Beauchemin, Jordon Davis, Jim
6 Sullivan-Town Council Rep, Peter Stoddard.

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8 **STAFF & OTHER DEPARTMENTS:** Kathy Lawrence -Minutes

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10 **EXCUSED:** Michelle Gannon

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12 **APPROVAL OF MINUTES 03/16/22**

13 *Motion to approve made by Jim Sullivan as presented, 2nd by Matt Barrett, All in favor*
14 *David Scarpetti abstained*

15

16 **DISCUSSIONS:**

17 **1. New Committee: Master Planning Workshop for Potential Development - #1700**
18 **Hooksett Rd, Map 09 Lot 34**

19 **David** we have talked about a Master Plan for this site. We would be working with the owners
20 and a 3rd party to come up with a proposal. We (EADC) think this is a good project. I have talked
21 with Alden for ideas to come up with some good ideas to use this to push some businesses in
22 the village.

23 **Jim** the Village Charrette has information we could use and the property across from Mt Saint
24 Mary's I believe we have some documents on what people want it to look like and we did get
25 some push back about the parcels on the river. Some took the development to have potential
26 of franchise business and that is not what was wanted. There were several shops long ago that
27 had a nice blend of residential and business the Charrette was completed around 2004. I think
28 it is a good document to review.

29 **David** some have talked about being able to have a business in your home and the value of the
30 neighbors property may need to be considered. But we need to do something with the village
31 area. Brady Sullivan talked about hiring a 3rd party to work on a Master Plan for this parcel. I
32 have set up an appt to do a walkthrough of the Cigna building and see the condition of it. We
33 will not talk about planning for that site but maybe get a plan started for the parcel across the
34 street. What ideas can we come up with the only 2 properties in town zoned as MUD1, these

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35 are it. David listed the allowed uses for that zone. Do we propose rezoning? We have 12 zones
36 in Hooksett, and we should look at what zone may work best in this area.

37 **Alden** this conversation is timely because the Planning Board is discussing zoning amendments,
38 we may want to add this.

39 **Jim** there is no ability for residential on that parcel. That area they could build a Market Basket
40 or Hotel? I would be weary of having a shopping center, which is allowed, I would be more
41 concerned with that. I would like a blending that has 55+ community and a walking trail to
42 smaller business. The audience may be more receptive if they can help with this planning
43 process

44 **Matt** there are worse allowed uses than apartments.

45 **Peter** would it have to go to a town vote to rezone it. Do you think the neighbors would talk
46 people into voting against it?

47 **Jim** what would be more acceptable for if we were to re-zones, what would you like to see
48 there? What is across the street? If there is a need to change the zoning what is the next zone
49 that would allow some development and not without ruffling feathers.

50 **Jordan** what is Catholic Charities doing?

51 **Matt** they are proposing senior housing and assisted living

52 **David** I would like to start getting ideas together. I have been part of the planning for the
53 Community Center, and they want a splash pad maybe Brady Sullivan would donate land for
54 that.

55 **Matt** were there any water concerns for this area?

56 **David** yes there was, we need a sit down with Brady Sullivan and see if we can come up with.
57 Maybe something like a small medical building or residential. Some studying needs to be done.
58 Some of this parcel is low and there are possible wetlands

59 **Alden** there are some (wetlands) that I have seen there.

60 **Jim** part of the problem is that we are more liberal with our Economic Development and what
61 to bring things in and individuals, that have a different view, do have the right to say what they

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62 would like to have there. Unless the concern is to reach out to the Merrimack River neighbors,
63 they would be happy with nothing. If they are inclined to business, then they may share what
64 they would like. If they don't have a problem, then they would support it.

65 **Alden** if they take baby steps and focus on a few projects and we see those getting done, that
66 may help. We are meeting with someone interested in development of Robie's, they have been
67 developing in Nantucket and have some ideas for the Village.

68 **Jim** we have been discussing the use for Old Town Hall for years.

69 **David** is it finished?

70 **Jim** no

71 **Alden** there were grants that Kathie worked on for windows.

72 **Jim** we want to make it a meeting house as it once was.

73 **David** how many would it hold

74 **Jim** 75 – 100. I think a good combination of museum and meeting house

75 **David** what about Parking

76 **Alden** we used to meet there for Planning Board, I was amazed the parking you could get there.

77 **Jim** A cultural or heritage area of the town is all around the Village

78 **David** Could you lease it out as a wedding venue

79 **Jim** it would be an option.

80 **Alden** as we develop the area it is important to incorporate the old with the new. The walking
81 paths and making the paths connect would be a great addition

82 **Jim** making the town trails connect with side walks of that whole area. The trails along the
83 Merrimack and the Pinnacle too

84 **David** what do you think of food trucks?

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85 **Alden** that is a transitional use. As the land becomes more valuable than restaurants will come
86 in

87 **Jordan** my thoughts are what does the town want. A downtown is needed and if the town is
88 looking to attract a buyer, then you would want a viable downtown on the river. What is the
89 town willing to invest in infrastructure? It is an all or nothing. Old Town Alexandria that has
90 row housing with residential on the upper floors and shops and business on the street. It is a
91 walking village, like we would like to see here.

92 **Peter** is it a big enough land parcel for that? Do you think it is big enough to have something
93 like a Tuscan village?

94 **David** You would have to find someone that can create a development with a variety of
95 business.

96 **Peter** historically the Robie's area was the town downtown?

97 **Jim** pre 1936 there was a 3-story Inn, Robie's, a shop on the corner, several shops more and
98 barber shop. The fire station, a schoolhouse, and an Odd Fellows Hall also a Texico Station.
99 About 10 store fronts and homes. Mixed use like what we are talking about. Colonial brick and
100 stores would be beautiful to see

101 **David** what about putting this in a Revitalization Zone?

102 **Jordan** If you could tie all the original in with the development then that would be something
103 people would want

104 **Matt** would the planning be contingent on the apartment piece?

105 **Peter** there must be design companies that do this kind of thing, developing the communities.

106 **Joran** as a town we are sitting on a gold mine with the property with this property on the river. I
107 would like to this for Robie's

108 **Alden** we have watched Robie's die and it has been hard. I think that may be changing

109 **David asked who may want to walk through the building Monday morning committee may**
110 **meet on site**

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111 **Jordan** is there a way to get sidewalks and street lighting on Main St. and in the village area. Are
112 there things we can be doing to show so it will encourage these ideas

113 **Alden** the Village Charrette was a great vision and maybe relooked at for the Village
114 rejuvenation. It was done around 2004

115 **Jim** is there anything that we can get from the Village Charrette

116 **Matt** we did a lot of work to designed it. Maybe by the 20th anniversary we can do it.

117 ***Kathy will put the document "Village Charrette" on the EDAC page.***

118 **Jordan** what are the steps that we can start doing to get the sidewalks and lights in the area.

119 **David** it would have to be set on private property because of the older lots in the area

120 **Jordan** what about the Robie's area

121 **Alden** we are going to start with cleaning up the Robie's Village area.

122 **Jim** there are areas we could put up lights around the riverside corner and the bridge. Find out
123 where we can get a sidewalk on Merrimack St to Lamberts Park. Crossing the road when it gets
124 to private property area. Maybe have it go all the way to the Dog Park and Riverwalk Trail

125 **David** would there be grant money for that.

126 **Jordan** there are active groups working on trails that they want to see connect to other towns

127 **Matt** we were trying to do a walkway from Cigna to Heads Pond Trail. Maybe now with Brady
128 Sullivan this will help to get that

129 **Alden** main street in Goffstown has done a great job and I think we do need to look at a
130 possible grant

131 **Jim** it appears we have a vision of what we want, a walking old town center. Working with what
132 we have now and then continuing onto the 64 acres. They said they would work with the
133 community to come up with something. A Tuscan village type on a small scale, with residential.
134 What is the appropriate zoning for that? It looks like a combination of residential and
135 commercial.

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136 **David** I will call and discuss with this with John Cronin, and he can share this vision with his
137 client and that we want to have a 3rd party option for them to hire to work with us.

138 **Jordan** what is the sentiment now with Brady Sullivan? Are they frustrated with Hooksett?

139 **David** it is nonproducing piece of property right now. I think it is smart to try to push this along
140 and have some interest.

141 **Alden** developers don't know what the town wants, and this helps developers know what we
142 want

143 **Jim** a lot of the Robie's area is controlled by the town. Put in the walking area and benches.
144 Improve what we have.

145 **Matt** the problem is that Brady Sullivan has a big reputation for striping the town. Maybe a
146 Master Plan will show we have a plan to steer this in the right direction.

147 **Jim** we do not have a downtown, not since 1936. We want to try, what was old is new again.

148 **David** maybe we should get this coordinated with the Planning Board

149 **Jim** I would get a more defined idea first.

150

151 **2. Town Development: Provided by Kathy Lawrence, Community Development**

152 Dartmouth Hitchcock Health Warehousing @ 1000 Quality Dr has received their Certificate
153 of Occupancy (CO), Dudes new location in Shaw's Plaza has received their CO as well as
154 Doug's Barber Shop @ 1558 Hooksett Rd.

155 We have had several Occupancy Review Applications: Zoo Health Club new location in the
156 K-Mart Plaza, AT&T is looking at the Duncan Donuts Plaza at 88 West River Road and The
157 Packie, a craft beer store is also interested in 88 West River Road. There is a motorcycle
158 business interested in 200 Technology Dr., a Trucking & Freight terminal at the Richie Bros
159 location, exit 11 and 511 West River Road has an interested party that develops
160 Aquaponics, wheatgrass and mushrooms.

161 Asian Breeze is moving forward with reopening. Black Diamond Car Wash @ 1554 Hooksett
162 Rd is waiting on utility plans, 18 Legends Dr Marmon Aerospace & Defense has been

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163 approved and is waiting for final plans to be signed, Eversource Transmission and Fleet
164 Facility @ 13 Legends is providing a project notification at the 6/6 Planning Board Meeting.

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166 **ADJOURNMENT:**

167 *6:15 Matt Barrett made a motion to Adjourn, 2nd by Alden Beauchemin. All in favor*

168 **NEXT MEETING JUNE 15TH**

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170 **Minutes Respectfully Submitted by Kathy Lawrence**

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