

**Economic Development Advisory Committee**

**Date: 07/20/2022**

**Town of Hooksett Municipal Building,**

**Time: 5:00 PM**

**MINUTES**

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

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3 **PLEDGE OF ALLEGIANCE: 5:01**

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5 **ATTENDANCE: David Scarpetti-Chair, Matt Barrett, Peter Stoddard, Jim Sullivan**

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7 **STAFF & OTHER DEPARTMENTS: Nicholas Williams-Town Planner, Andre Garron-Town**

8 **Administrator, Kathy Lawrence-Community Development**

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10 **EXCUSED: Alden Beauchemin, Jordan Davis, Marc Chagnon**

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12 **APPROVAL OF MINUTES**

13 ***6/29/2022 Motion to approve made by Jim Sullivan, 2<sup>nd</sup> by Matt Barrett. All in favor***

14

15 **APPOINTMENTS:**

16 **1. Representatives of Brady Sullivan: Master Planning for Potential Development - #1700**  
17 **Hooksett Rd, Map 09 Lot 34**

18 **John Cronin** When we met last a plan to select a 3<sup>rd</sup> party Master Planner for both parcels  
19 was agreed on, but it would be a collective. John spoke of a few options for a 3<sup>rd</sup> party  
20 planner and informed the committee that Dave Chilinski will visit the site and develop the  
21 scope that makes sense for Brady Sullivan and what they can command for rent. So, you  
22 look at the Tuscan layout this will not be identical to that, but the land management and  
23 mixed use will be expected. More service area, commercial and some office space, current  
24 office space rent is very low, and the construction costs are through the roof, so unless you  
25 have a tenant you will have a tough time building on just speculation. We will bring you  
26 updates when they are available, I don't see that happening in August, but September is  
27 possible. We may have to discuss a Zoning change with the minimal use in that currant  
28 zone. When we come up with a plan, we will come here and eventually get to the Planning  
29 Board and Zoning.

30 **David** would you need Variance?

31 **John** not if you adopt the zoning. It can be hard to make progress, but I think vesting in and  
32 creating an ordinance that has better flexibility is what we need. Something consistence  
33 with that area and what works with the traffic. There are some spectacular views, some

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34 homes with historical value, but some older not historical. 79E may be something we could  
35 use in that area. Better for the community and the 79E can be for housing.

36 **David** is you apply for the 79E is that good for Commercial and Industrial? Would the  
37 rezoning have to go to WA? I had heard that some other developer had interest in the  
38 whole package? Still?

39 **John** not a preferred location for them here. They had also been looking in Bedford but the  
40 town has change the ordinance for the location.

41 **David** Would we meet with David Chilinski?

42 **John** when he has his first concept he will meet with you and you can provide fed back

43 **Nicholas** I think with his services, he provides a looking at some kind of perception, and we  
44 can hold a meeting with the neighborhood for impute

45 **John** like a creation of a Surette? what is the cost of a Surette?

46 **Nicholas** that would be ideal but whatever works will work.

47 **John** there is talk of a cooperative effort, but is he working for the town or BS? That will  
48 need to be clear, and I don't know if that is a productive use of time and resources. The  
49 public approval process would be lengthy. They want community use and a few great ideas.  
50 Maybe a public meeting but not a public hearing.

51 **Andre** Just the Salem concept From David Chilinskiy and with his back ground, working with  
52 the owner and the town took considerable time and the zoning there was in place. There  
53 was a lot of public input with the town. If we ignore the town input, I think we may miss the  
54 boat a bit.

55 **Peter** that was the process in Salem

56 **Andre** it worked though the PB

57 **Peter** where did the public have the opportunity for input

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58 **Andre** all through the PB. I agree to an extent of productivity of the development and have  
59 the ideas from the developer and have room for comments from the public. If it becomes  
60 unproductive then I get it. It does have to make money and the developer has that right

61 **John** it was a team effort for that project. We can present to PB and have as many meetings  
62 as they want. But maybe a preliminary phase for what we have heard from the public

63 **Jim** that makes the most sense. We have a village Surette and the neighbors that worked on  
64 that are still there, so maybe it would be beneficial to share that document

65 **John** how was it received of the people in that area?

66 **Jim** I would have to go back and look.

67 **Nicholas** I think I have read through that document and that is where they arrived at the  
68 current zoning there today. That would be incompatible with today's development. If it  
69 comes down to changing the zoning then so be it.

70 **John** my vision, use the Surette and what were the take aways and what would work with  
71 this economy. I think David Chilinski has to look at the land, elevations and access. He will  
72 see what zoning will work. Have the public come and see what they have to say. See how it  
73 goes and If the opposition is there.

74 **Andre** the Tuscan Village went through a lot of meetings, a lot of time and in the end it is  
75 not the same as they had originally designed.

76 **David S** the Tuscan Village is remarkable. I have been there a few times. Where should we  
77 go from here?

78 **Peter** how does the MP process work? The Hooksett MP should push what the Town wants  
79 to see.

80 **Jim** we are almost done with the MP update. Does it address this area

81 **Nicholas** the Town MP specifically states to work with the developer to design it. Potential  
82 for public gathering for that site. To MP for the site and the process would begin with the  
83 town sitting down with the land use board and discuss. We could start talking with the PB  
84 and then if it requires rezoning with a more flexible zone. A group of people to sit down and

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85 start designing the site. You will get some that are not productive but that comes down to  
86 meeting managements.

87 **Jim** we have had ideas of what we would like. A town example may be a vision to provide

88 **Nicholas** it would have historical with the village and Mount St Mary. To move forward we  
89 need ideas. David Chilinski ideas and examples of other project on a similar size piece to  
90 what this project could support.

91 **Andre** that is a good start. Tuscan Village had a meeting after the general idea was  
92 provided. A template to work from and mold it from there.

93 **John** that is consistent with my expectations. Brady Sullivan does a nice job with everything,  
94 they have nice buildings. They are going to build for a profit and what makes taxes for the  
95 town too.

96 **Reach out to Alden for Surette Document.**

97 **Nicholas Williams Town Development Update:**

98 Dominos is well underway.

99 Platinum Trucking is close to finalizing.

100 A pre con meeting for Season Market is in next 2 weeks.

101 Black diamond Car Wash was approved on Monday by the PB.

102 We are finalizing 2 large subdivisions in town

103 Marmon Aerospace facility has groundbreaking on 7/21

104 We are working with a company out of Merrimack that is interested in picking up 10 Eastpoint  
105 Drive for a large warehouse

106 **David** what other projects should EDAC be working with

107 **Nicholas** We are still working with Catholic Charities and Sewer Water and DOT looking at  
108 what will have to be done with Pleasant Street. They are still moving forward with it. Exit **11**  
109 is still moving forward with PB conditions too. DOT, Port One and PB have a meeting for

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110 offsite improvements via ZOOM as to what will be required of them to meet conditions of  
111 PB approval before Building Permits

112 **Andre** PB had a meeting of offsite improvements about a turning lane. But the timing of the  
113 Hackett Hill improvements to include the Main St intersection scheduled for 2026. How do  
114 we have the PB be efficient enough for the timing of the left turn lane is short term but the  
115 other we don't know what the design will be or the cost. We have \$4M allocated.

116 **David** what if something happens to the Richie Bro site, that could create traffic.

117 **Nicholas** we have discussed that with anyone coming in and asking about parcels in that  
118 area, and we have discussed the potential of offsite contributions.

119 **David** is DOT asking Port One to contribute and have participation to offsite improvements

120 **Jim** there is a certain amount associated with the approval

121 **Andre** there as an amount talked about by the developer

122 **Jim** is it time for TC to reconfirm what they want? Is there a roll the Council can take

123 **Nicholas** I could see this going on with a different design and what would be preferred

124 **Andre** the original plan was in the State 2016, 10 yr plan and then it was removed, now it is  
125 in the 2023 10 yr plan. After some ARPA funds were included it was added to the 2023 10  
126 plan and now there is a big condition to meet.

127 **Jim** if there is something TC needs to do for these road improvement projects then let us  
128 know.

129 **Andre** we still have some time to decide on the design but we need to get a figure that the  
130 developer will have to meet the financial figure.

131 ***Motion to adjourn made by Jim Sullivan, 2<sup>nd</sup> by Peter Sullivan, all in favor***

132 **NEXT MEETING August 17th**

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