

Economic Development Advisory Committee
Date: 10/19/2022
Town of Hooksett Municipal Building,
Time: 5:00 PM
Minutes

1 **CALL TO ORDER@ 5:00**

2

3 **PLEDGE OF ALLEGIANCE:**

4

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

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8 **STAFF & OTHER DEPARTMENTS: Nicholas Williams-Town Planner**

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11 **APPROVAL OF MINUTES 08/17/2022: Motion to approve made by Jim Sullivan 2nd by Alden**
12 **All approved motion passes**

13

14 **DISCUSSION:**

15 **John Cronin & David Chilinski**

16 John about a yr ago we started a process of proposed development at 2 College Park parcel ZBA
17 deny our application, it has been unproductive. We have had questions about what we going to
18 do with the parcel across from that. There are opportunities but MUD1 is not a easy to work
19 with and outdated. We need to shift the zoning to MUD 2 or PZ for more use and this group
20 suggested that they support that. We have been greeted with a lot of opposition about
21 apartments at 2 College Park. We have Dave Chilinski, here with me tonight, to look at the
22 parcel and see what can be done. We have work together before and I am very impressed with
23 his work, you can go on his web site and see his work, he comes up with something meaningful
24 for parcels. So, what can go up there? David raised the concerns as to what do they need? You
25 have substantial commercial base, but housing is needed. What about coming up with a finite
26 unit and donate land to the town. Would they look differently on that? This group would give
27 positive outlook but not sure about others that have voiced their opposition.

28 David Chilinski PCA Architecture Interiors + Planning, I have been in business 40yrs we are a
29 company of 75 employees. We have had a good fortune of success on the Tuscan MP. We got
30 our start doing MP in the early 80's. A mixed use village on the Cape was another project. We
31 have also worked on more urban projects even one in Portsmouth. We did the Market Basket
32 site here in Hooksett. I think you have an to understand challenging sites. These work best
33 when everyone gets something! That what's makes it work

34 David S have you seen the land, and do you have ideas?

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35 David C yes we look at the site, it's location in Hooksett and where we are today. Mixed use is
36 everything. There are different challenges driven by access and pedestrian access. This idea of
37 Open space and developing the areas that are easier to use. Go with the flow of the land.

38 John we do not have anything specific. But I have floated congregate lines with Brady Sullivan
39 and I got the look that this just doesn't work. David brought up the idea that some retail strip
40 off the main traffic corridor then housing. Some of the parcel has a good grade and if you get
41 up to the portion with views, maybe that area would suited for townhouses. maybe ancillary
42 services or restaurant for the commercial. The reality is more and more people are shopping
43 from home and that is the reality as other development sites that added retail are now refitting
44 the use to residential. The tax assessment to apartments is positive because they don't
45 overload the schools. What is the best way to get the zoning changed

46 Nicholas going to the Planning Board and getting it on a Warrant Article for the voters

47 John then a variance with mixed and residential component.

48 Nic I think looking at RES and MUD 2 of the whole area. Provides more flexibility and the MUD2
49 provides a Master Plan with percentages of uses that have been approved. Once the
50 development proposal comes in you can review the % of use and approval. We have overlays in
51 Town that don't permit Res. PZ does give the Planning Board flexibility but here I think you
52 want something that spells out the Res to make the project viable. This is in the village district
53 and the scale needs to provide pedestrian use and a town center and this location could do
54 that. it has been talked about since 1988 pedestrian and the % scale keeps the design in line
55 with the village and the historic Mount St Mary's

56 Matt Hooksett has never had a town center. With Mount St Mary's and all the residential
57 development of University Crl, and Post Rd this could be the town ctr. We did envision this a
58 long time ago and if we go in with that concept, we would a have better time getting this
59 approved. I know it has to sell in this market too

60 Paul we don't have a center because there is too much traffic. Are they going to bring you
61 (David Chilinski) in on the Kmart Plaza?

62 John Kmart is not vacant. The Kmart Corporation still holds the lease with options to extend. It
63 is strategic to block the market. Kmart may remain the way it is for a while.

64 David S it's a shame it is a vacant building

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65 Jim S we have a prime spot in town if your idea for the use residential. What they want to do is
66 not in current zoning. To accommodate the developer the zoning will need to change. It will still
67 be introduced and discussed with the Planning Board. Would the PB be inclined to change the
68 zoning?

69 Nicholas it has not been formally proposed. We are inclined to look at any zoning change. I
70 can't say what would happen If it is going to be introduce it has to be someone who knows the
71 market

72 John if the PB is engaged and supportive then it will be more favorable in March to the voters

73 John if our task is to encourage a more productive zoning for this area then that is what we
74 need to do. This is prudent to support

75 Alden I think it would be helpful to see the conceptual. A picture of it will help support

76 Paul do you have the zoning reg for MUD 2?

77 Nichols discussed the Ordinance for MUD2

78 Paul they would have to provide a Master Plan to PB

79 David S is an older age community a consideration

80 John we talked about that I will leave it to David and the pros to work something up. I am happy
81 to stay on the agenda and give you an update of the progress. We can do some conceptual and
82 show you what they are think of.

83 Alden what are the deadlines?

84 Nicholas the last Pub hearing is end of January

85 Paul how did the appeals board go?

86 John no determination.

87 Michelle you would present conceptual and then go the PB

88 Nicholas how would we like to proceed? You could come up with conceptual and then go to the
89 PB or they could come here

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90 Michell what does time allow? The conceptual is a better pitch then just requesting residential

91 John I can come to both boards. We could do them on parallel paths and if PB has your support
92 that would help

93 Jim I think we need to understand the concept. We know we need more housing to support
94 economic growth

95 David S we have adopted design standards for new buildings. We need to step it up

96 John have there been any other MUD2 with a MP?

97 Nicholas Yes University heights and we did not get the commercial use that was proposed

98 ***Jim Sullivan made a motion: As part of EDAC we support the adaptive use of MUD2 for parcel***
99 ***09-34 currently zoned MUD1 and request a letter sent to PB to consider the use from MUD1 to***
100 ***MUD2 as the best use for this property. 2nd by Alden Beauchemin. All in favor***

101

102 David introduced Wayne Russell he would like to get involved in a Hooksett committee.

103 Wayne our business has been in Manchester since 1975. I live at Mt St Mary's presently. I have
104 lived in other locations in Hooksett. I think it is time I can be helpful to the community.

105 Nicholas I have an alternate spot on PB open

106 Jim can he be on this committee too? Nicholas will look into that.

107 Development update:

108 Nicholas Platinum Trucking has their final tomorrow. It is a very nice-looking building and you
109 should see the lighting at night. Dominos PB is authorizing a CO before the other building in
110 back in built.

111 Seasons Market has started the foundation. Granite State gym has a 10,000 sq ft addition
112 started. 8 Peters brook Drive owned by Aimtek are looking at 80-100sq ft facility, but they need
113 additional acreage so hopefully we can work with Eversource and move a lot line around. They
114 would be hiring 80-90 additional employees.

115 Port One has an access agreement and waiting for recording.

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- 116 Paul PB approved they could get the building Permit.
- 117 Nicholas but they need TC to accept escrow money before they can begin. Amazon is coming
118 along with the foundation for the small building at 400 Technology Dr. PB approved a
119 commercial building off from Thames Road. A storage and parking site.
- 120 Alden talked with Jeff of Catholic Charities, and they are making headway. Planning a meeting
121 with TRC they were getting bog down with 3phase power and the Pleasant Street intersection.
- 122 David is there 3phase power for College Park.
- 123 Motion to adjourn at 6:23 made by Paul Scarpetti, 2nd Michelle Gannon
- 124 Minutes Respectfully submitted by: Kathy Lawrence