

**Economic Development Advisory Committee
Date: November 16, 2022
Town of Hooksett Municipal Building,
Time: 5:00 PM**

Minutes

1 **CALL TO ORDER@**

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3 **PLEDGE OF ALLEGIANCE:**

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5 **ATTENDANCE: David Scarpetti-Chair, Matt Barrett, Alden Beauchemin, Peter Stoddard**

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7 **STAFF & OTHER DEPARTMENTS: Nicholas Williams – Town Planner, Kathy Lawrence**

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9 **EXCUSED: Michelle Gannon**

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11 **APPROVAL OF MINUTES: 10/19/2022**

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Motion to approve made by Peter Stoddard 2nd by Matt Barrett

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14 **APPOINTMENTS: None**

15 **DISCUSSION:**

16 **1. 1700 Hooksett Rd Master Plan Discuss**

17 Nicholas Monday evening Brady Sullivan representative John Cronin will be attending the PB
18 meeting to ask for a Public Hearing for a rezoning of 1700 Hooksett Rd from MUD1 to MUD2.
19 They will have to present a Master Plan of their proposal to the town with commercial and
20 residential components and those percentages.

21 David we voted last meeting to send a letter to the PB in support for that. Will any other boards
22 be do that?

23 Nicholas not the I know of

24 David so should attend the meeting in support

25 Nicholas if a representative from this committee wants to attend, they can, just be aware it is
26 not a public hearing it is an appointment. If the re-zoning doesn't go through the PB then they
27 will not have a Public Hearing they can still go to a petition. Given the result of the housing
28 board I don't know if the rezoning will go through the PB. To move forward Brady Sullivan will
29 have to have the petition with signatures.

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30 David they would need to get the signatures. If it goes back to the PB by petition, would it show
31 the vote count by the board

32 Nicholas not that I am aware of. I did want to update the committee about the Catholic
33 Charities development. We held a preliminary TRC on the proposed plans several days ago and
34 that same afternoon they found out the Federal Government slashed their funding, and they
35 simply found the project to no longer be viable.

36 Alden yes, so I guess HUD has changed their list of areas of difficulty to develop and that was
37 where they get that funding. They have taken Hooksett off that list because of Merrimack
38 County and how those #'s have changed, that is part of the reason for the slash. So now they
39 are looking for other areas in the state they can get that funding. The parcel was under
40 agreement, not purchased but they spent a lot of engineering dollars and lots of hours to make
41 it work

42 Peter is it a develop option for some other developer? Elderly housing still?

43 Alden it is, the engineering is done and that documentation will go with the owner and they
44 could use that completed work for another developer

45 Nicholas the DOT portion that was requested at the Pleasant Street Intersection was going to
46 be expensive to be fixed

47 David is there water and sewer?

48 Nicholas they would have to put all that in

49 Alden the sewer was going to have to be drawn from the College Park intersection. Maybe a TIF
50 in that area would help with developers be more interested. The issue with the 3phase power
51 and Eversource requiring they put it in was a big deal too. Are there other businesses in that
52 area that need 3 phase?

53 David are we going to support the zoning change to MUD 2?

54 Alden we need to ask the PB what they expect for businesses to come in there.

55 **NH Housing Conference Overview**

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56 Nichols they brought in 5 speakers from out of state intentionally, for a non-bias look at
57 housing stats in the state. One speaker spoke on historic stat's and how we got here. 1
58 on the economic outlook in this state and the consequences of not developing more
59 housing. There were unusual attendants. Nonprofits, developers, lending institutions.
60 Not many municipalities but it was informative.

61 David any info we can use here in town.

62 Nicholas it is academic. We are in a housing deficit, and it is going to get worse over
63 time. One speaker presented the need of mixed housing, what we have and what we
64 are behind the 8-ball on and that is everything but single family housing! We need more
65 transitional Housing, elderly housing and apartments, condo/townhouses.

66 Matt the company doing the work in Manchester for Work Force housing project is out
67 of California. How did they target Manchester?

68 Nichols it is not a secret that we are running a deficit of housing in New Hampshire. As much as
69 a deficit of 80,000 units is what is calculated and even if we develop at the rate we are, in 2050
70 we will still be as short as 50,000 units. Another presentation on how multifamily housing
71 developments and the range of tax base is affected especially on schools.

72 Matt NE is in a different state then the rest of the country. NE is still in a busy housing market
73 bubble. Housing prices are not coming down

74 Nicholas also they talked about housing demand in this state and it is interesting they never
75 factor in seasonal homes

76 David so we should go and show our support about this with PB will Brady Sullivan bring a plan
77 and discuss it.

78 Nicholas I asked them if they have something to show to bring it with them. Primarily the PB is
79 to make the decision to hold a Public Hearing to rezone

80 David it is important, and I think I would like to go

81 Alden can we get a copy of the plan ahead of time

82 David I could ask John Cronin if he could email it to me. Would Catholic Charities be interested
83 here?

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84 Nicholas we are going to have to sit down and set parameters of percentages for each use. An
85 agreed set of rules that everyone agrees on. The amount and density like a planned unit
86 development. Catholic Charities is looking primarily for elderly housing. There will need to be
87 components carved out. And more multifamily.

88 David how can you put an IND use in this?

89 Nicholas non nuisance. Like the units of Eastpoint Dr.

90 David that would be noisy with trucks though

91 Nichols it is not going to be easy

92 **2. Hooksett Development**

93 Port One has been bonded for site work and the Excavation Bond has been released.

94 TFMoran is looking at the Richie Bro site at exit 11. A proposed commercial subdivision

95 The Marmon facility is moving fast and wants to be fully operational in February according to
96 their DOD contract

97 Dominos is asking for their CO as a stand along business and not complete the rest of the
98 approved site at this time. They are stating they don't have any tenants for the other units. But
99 they have some site work that will need to be completed. PB did convey for us to approve the
100 CO for Dominos

101 Shaw's Plaza has had fresh paint and it looks nice.

102 400 Technology Dr development. Bruce Thomas and I met on site, and they are only 1/3 done
103 on paving and Nov 15th is cut off for paving. So, they are not on track with the site. They will be
104 in default with their Amazon deadline if they don't make it by Dec. Bruce is working with them
105 for the paving and they will need lighting fire hydrants and a change the entrance. I had a call
106 about the dry line and sewer compliance. If they are in default, then they have a parking lot and
107 no amazon cars to park. We are trying to work with them.

108 Alden yes and he is phasing more of a project up there. Will the change in entrance be
109 temporary

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110 Nicholas no, but they will change things a bit.

111 David I am glad you are working with them. There is a lot going on and I get calls all the time
112 about what is going on everywhere.

113 NH Magazine article about Hooksett

114 Nicholas I am working with Eversource, and MS&G sold a large lot to Eversource. A piece at the
115 end of Petersbrook drive is owned by a defense contractor and they would like help to reach
116 out Eversource and do a lot line adjustment for more acreage they would need for the size of
117 the facility.

118 David what can we help with?

119 Nicholas the Brady Sullivan project and the Kmart Plaza. Also, the Granite Hills shops had been
120 approved a small pad site for a bank and I did hear that someone had picked it up.

121 Matt it will be interesting when they get the sewer in on the other side of the river, and we see
122 what comes in for development.

123 David what about exit 10.

124 Nicholas the focus is at exit 11. We have received the permit application for the pump station at
125 Tri Town.

126 Matt what is the towns portion of cost for the sewer at exit 10.

127 Nicholas that has been set back because we had 2 abatements that hurt the TIF funding. Bass
128 Pro and Market Basket

129 ADJOURNMENT: meeting adjournment @ 6:07

130 NEXT MEETING: December 21

131 Meeting Minutes respectfully submitted by Kathy Lawrence