

**Economic Development Advisory Committee  
Date: October 18th, 2023  
Town of Hooksett Municipal Building,  
Time: 5:00 PM**

**Minutes**

1 **CALL TO ORDER@ 5:11**

2

3 **PLEDGE OF ALLEGIANCE:**

4

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

7

8 **STAFF & OTHER DEPARTMENTS: Elizabeth Robidoux – Town Planner. Andre Garron-Town**  
9 **Administrator, Bruce Thomas Town Engineer**

10

11 **EXCUSED: Michelle Gannon, David Boutin, Paul Scarpetti**

12

13 **APPROVAL OF MINUTES: 8/17 Motion by Peter S 2<sup>nd</sup> by Alden B All in Favor**

14

15 **APPOINTMENTS: Bruce Thomas Town Engineer-TIF Update**

16 **Bruce Thomas provided a plan for the committee to see.** The Pump Station at Tri Town has  
17 been slowed due to water and rain this summer. Now the station is getting installed and  
18 probably another 6 mons to complete. Pipe was laid from the Pump Station to Meadowcrest,  
19 north on 3a to Cross Road and across State property on Cross Road. Not all pipe has been laid  
20 to the Granite Woods Development sites. Paving to be completed on Meadowcrest and Cross.  
21 Meadowcrest water on one side still needs to be laid and then the final will be paved. Yesterday  
22 they were pulling pipe under 93 on Hackett Hill and then the next stage is Hackett Hill to 3A.  
23 HVW has received a grant to add additional pipe for residential in Bayview. They want to cross  
24 the river in that area. This is an additional \$250.000 of work and the way to pay for it is now  
25 under review to determine. We would have to amend the MOU with GW Development for all  
26 this to work.

27 **David** HVW was trying to supply water to the east too.

28 **Bruce** they want to add this pipe to not have to dig up the road. Also, the GW work has been  
29 stalled. For reasons we are not sure. I know they are still interested in developing because they  
30 are paying all their bills, and everyone has been paid regularly.

31 **David** this is the first private / public partnership for Hooksett, maybe the state. Do other towns  
32 do this that you know of?

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33 **Bruce** we believe we are the first. Everything in that agreement is almost done. All the  
34 infrastructure wanted is about 95% complete. They are living up to their part. Everyone has  
35 supportive of the project. This committee has been very supportive. I want to point out that we  
36 increased the size of the TIF and the TIF committee noted there are 2 lots we have been asked  
37 to remove because we do not need them. That will go to TC.

38 **Bruce**, also the Hackett Hill and 3A intersection are being reviewed for an engineering study.  
39 We will be having public meetings when we receive that review. on 3a, north of Riverside Street  
40 we had a sink hole causing damage. DOT has ordered HVW to remove a water line. They are  
41 going to be fixing it in the next month.

42 **CEDs Update FYI:**

43 **The CEDS project list update will be presented at our monthly Commission meeting on October 24<sup>th</sup>.**  
44 CNHRPC and SNHPC met with US Economic Development Administration yesterday to discuss possible  
45 next steps with forming an Economic Development District. We anticipate applying for the designation  
46 in the coming fiscal year. While nothing is guaranteed, an Economic Development District opens up  
47 funding opportunities to the communities in the CEDS region, and more specifically to the projects  
48 identified in the CEDS. We will keep the CEDS region-communities updated as we begin the application  
49 process with the EDA!

50 **Elizabeth** I have not been part of the discussion yet but it is my understanding they will be a the  
51 meeting on the 24<sup>th</sup>., they want to develop an Economic Development district and we will stay  
52 on top of developments. Also, on the States 10yr highway site they are taking public comments  
53 for developments. Go on if you can and see what they have.

54 **Andre** the meetings that we have been taking part of is the Hooksett Road widening project  
55 and they have postponed that. The only change is work estimated for 2027 has now changed to  
56 2029. The delay will ease the overlapping of the 2 projects Rt3 and Rt3A for 2026. No concern  
57 of them overlapping is good news

58 **DEVELOPMENT UPDATE: Planning Board applications currently being heard Meeting 10/16:**

59 **Elizabeth R:**

60 COMPLETENESS REVIEW & PUBLIC HEARING

- 61 1. FOURNIER FAMILY TRUST OF 2022, SHAWN & ERIKA FOURNIER  
62 19 & 20 Beacon Hill Road

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63 Map 43 Lots 45-3 & 45-4

64 **\*\* Amended Subdivision & Waiver for the change of 1 shared driveway to 2 driveways.**

65

66 2. NH PROPERTY MANAGEMENT, LLC represented by FUSS & O'NEILL, INC.

67 270 Londonderry Turnpike

68 Map 31 Lot 34-1

69 Commercial Site Plan – 2 Contractor Buildings, 12,000 SF each

70 **\*\*2 contractor bay Buildings. The planning board did not have any issues but the**

71 **landscaping and a few design comments to meet our regs.**

72

73 3. BDD REALTY LLC represented by FUSS & O'NEILL, INC.

74 6 Eastpoint Drive

75 Map 49 Lot 5

76 Industrial Site Plan –

77 2 Contractor Bay Buildings, 8,800 SF each

78 **\*\*Same thing with this project, PB ask them to look at terracing of the slop behind**

79 **buildings**

80

81 COMPLETENESS REVIEW & PUBLIC HEARING (CONTINUED)

82 4. 200 TECHNOLOGY, LLC represented by GREENMAN-PETERSEN, INC.

83 200 Technology Drive

84 Map 29 Lot 76-5

85 **\*\*Site Plan - Addition of 4,800 SF accessory structure, with graveled outdoor vehicle**

86 **storage**

87 **This is the site of the oncology Medical Building; they are doing an internal fit-up**

88 **and a 4800 accessory building garage for storage. They will be back with building**

89 **update**

90 PUBLIC HEARING & BOARD DISCUSSION (CONTINUED)

91 5. RIDGEBACK SELF STORAGE, LLC represented by THE DUBAY GROUP, INC.

92 1461 Hooksett Road

93 Map 18 Lot 49-D

94 Amended Commercial Site Plan

95 **\*\*Continuing**

96 **Development Questions**

97 **David** What is happening with the Harley building on Technology?

98 **Elizabeth** they are still working on surveys

99 **Alden** I have heard that a developer is looking to extend technology Dr by a 1000 feet.

100 **David** do we have a road limitation?

101 **Elizabeth** I think our cul-de-sac reg is 1200ft.

102 **OTHER BUSINESS**

103 **249 Londonderry Turnpike**

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**David** where are our ERZ Revitalization zones?

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**Elizabeth** I will look into and make sure they are updated with the state.

107

**David** it would be good to know where they are it helps businesses locating in Hooksett. We did have some looking at those locations. at one time we were looking to add signage but along state roads we could not add signs

109

**Andre** we have two zones along Hooksett Rd and the other is ERZ on Londonderry Tpk

111

**David** we did a pilot program with 18 properties

112

**Andre** it does depend what zone as to the taxes relief

113

**Elizabeth** I will look into them, and we can inform the business community of what is available

114

**Alden** Catholic Charity was working on a project in Hooksett but because the income classification of Merrimack changed, and they lost their fed funding they pulled out of the project. In Peterborough they got approved for a big project in one PB meeting. Hooksett is off their radar because of the funding. If we could look into the fed funding, they would come back to Hooksett.

118

**Matt** it has to be something under our control.

120

**David** Also, we need to find a few more members for this committee. We had a great board a few years ago that had representation from the Planning Board and the Zoning Board. It would be nice to have those reps again and a few more local business members. If anyone knows of anyone we only meet once a month and would like to have more join.

123

**Public Discussion:**

124

**Tony Lacassee**

125

**42 Merrimack St**

126

**Hooksett NH 03106**

127

**Tony L** We have been discussing designating the Village as a Historical District. First, I want to chat about the idea behind the village area and it not being a designated a Historical district. I have gone through records to find where Cathy N tried to create a (NHD) Neighborhood Heritage district, it is supposed to be less restrictive but I can't find anything. Some residents of Merrimack St were not on board of creating a Heritage District because of a lot of restrictions. I think lots of miss information is out there. Other communities have been successful with lots of communication with property owners and residents, so they get informed.

134

**Elizabeth** I have no familiarity of that district

135

**Tony** the NHD is less restrictive than a Historic District as that becomes costly that is why it has failed other communities that have tried. To the best of my knowledge, only Stratham has been able to create a NHD, and that is because of the education of the difference from a Historical District. The Historical Committee has looked briefly into this, but we are short of members and this something we have an interest in down the line

140

**Matt** what are the benefits?

141

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142 **Tony** the Heritage Committee would be able to work in-house to foster and take care of the  
143 District or have residents of the area to oversee it. It would create a different zoning. **Maybe an**  
144 overlay and the benefit is to preserve the architecture and not destroy or torn down and to  
145 review commercial proposal in that area for appropriate commercial development.

146 **David** what do you think is the village?

147 **Tony** look at the Hooksett Village Water map. That is not all the district but that is a good gage.  
148 From the pinnacle, going to the Main St intersection to Mt St Mary's and north to Post Rd and  
149 Lavallee Farm Stand.

150 **Andre** this regarding the area, could be relevant as show this on a map. When we did a MP in  
151 mid 90s we tried to find the Goffstown village. What we ended up doing was asking the  
152 residents what they thought "the village was" and it did get defined by the residents. It should  
153 be asked of the residents

154 **David** what happens to the homes on 3A if they widen? That is part of the Village

155 **Andre** for the record, there in nothing of a widening plan for 3A

156 **David** what of Brady Sullivan?

157 **Andre** Housing Board heard the appeal 2x of the zoning board decision. Then it went to  
158 Supreme court, and it was dismissed. Ruled in favor of the Zoning Board decision to Deny the  
159 Variance for Residential use

160 **David** I envisioned that was a good spot for the village development.

161 **Andre** they may go before the PB for rezoning consideration. Tony my other point is to talk with  
162 EDAC about if the village is a community tax revitalization zone, for the village, for any property  
163 owner. There are stipulations for the program and what is available for property owners.

164 Maybe 79E

165 **Elizabeth** renovations, removal and reconstruction of Commercial property, but not residential.  
166 They would apply to TC to have a % waved for a certain duration of years.

167 **David** yes ours was designated for 5 yrs. If you have a property not on the list, the applicant  
168 would go before TC and could approve. And they can expand the zone too

169 **Tony** that is for Commercial, but this is for residential to revitalize distressed property and need  
170 upkeep. It will hopefully entice people to do it. It gives relief for a tax reduction for a duration  
171 then back to full tax.

172 **David** what about the property of the tavern?

173 **Tony** yes. The owner should know of this.

174 **Liz** I would have to look at the RSA. I will get that info together.

175 **Alden** I think Tony is on the right track and we need to be proactive to create this

176 **Tony** is the MP completed?

177 **Liz** no

178 **Tony** great because no one from HC has had input.

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179 **Andre** back when Nicholas was getting input for the MP update Cathy Northrup did have lots of  
180 input on the MP update along with other residents. Now we are wrapping things up but while  
181 it was being developed everyone did get asked for input to update

182 **Alden** what is happening with Richie Bros site?

183 **Andre.** I believe that is a Supreme Court. I don't know the date if it has or will take place could  
184 be November before we hear anything

185

186 **ADJOURNMENT**

187 **Motion to Adjourn made by Peter S, 2<sup>nd</sup> by Matt B all in Favor**

188 **Minutes Respectfully submitted by Kathy Lawrence**

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