

Economic Development Advisory Committee

Date: January 17, 2024

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

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

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE: David Scarpetti – Chair, Alden Beauchemin – Business Member, Peter Stoddard**
6 **– Business Member, Paul Scarpetti – Planning Board Representative, Michelle Gannon, Roger**
7 **Duhaime**

8

9 **STAFF & OTHER DEPARTMENTS: Elizabeth Robidoux-Town Planner, Andre’ Garron-Town**
10 **Administrator**

11

12 **EXCUSED: Matt Barrett-Vice-Chair**

13

14 **APPROVAL OF MINUTES: 12/20 made by Peter Stoddard, 2nd by Alden Beauchemin. All in**
15 **favor. Paul Scarpetti abstained**

16

17 **APPOINTMENTS:**

18 **1. Attorney John Cronin and client, Hooksett Chelmsford Properties, LLC**

19 **Jon Cronin** I am here on behalf of Brady Sullivan (BS) properties for their College Park
20 building location. The building has been sitting empty. We made a presentation to convert
21 the existing office building to apartments, as many communities are doing. Office space is
22 downsizing and honestly the future is not bright for office space. The office use of zone
23 MUD 3 was then a vibrant use for properties, but now MUD 2 would be a better zone. We
24 would master plan the parcel across the street and discussed what was the best use?
25 Community use, commercial with a residential component. Unfortunately, it didn’t happen,
26 and the zoning process did not go well. There was lots of miss information and social media
27 false information of the use BS was proposing. The ZBA decided against the use application
28 and the Housing Board appeal, time consuming, was in favor then an appeal went against us
29 again. We were asked to try market it and try to get a use that it is zoned for. BS full
30 attempt to market received 40,225 hits to the listing and not one offer. BS said we have to
31 do something. The extreme “something” would be to tear down and put the land in current
32 use. It is not desired. The other is to work with the state, and I bought Kevin Cavanaugh,
33 with the state, he is here to help with information about what would work with the state
34 uses for some long or short term occupancy. The uses may not be what I want in my

Economic Development Advisory Committee

Date: January 17, 2024

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

35 neighborhood. The state would be exempt from your zoning. We are working on a new
36 appeal for ZBA. We did have a MP discussion with this committee that was just preliminary.
37 The architect that helped with the Tuscan Village worked on what is before you.
38 (Committee reviewed the handout) Plans for the use include town houses, commercial,
39 apartments and a community center. We heard from ZBA about the village and quite
40 honestly, I was not aware Hooksett had a village. The town houses are set up like a village,
41 the village community would have the advantage of the building conversion. When we first
42 met with EDAC you supported the conversion. My ears are open to thoughts or suggestions.
43 Last time we heard comments that were favorable, but no one came to the hearings. BS has
44 a reputation of creating first class units.

45 **Michelle** would it be a mixed use zone?

46 **David** what about converting to commercial on the lower level and apartments above.
47 Mixed use in the building. Maybe Laundry, work out space, a coffee shop?

48 **Michelle** is the building to stay or take down.

49 **Jon** keep it as the main building. A suggestion of car ports was made, and we added those.
50 Enough land to not impact to the south and the traffic we believe is a none issue as the
51 office space had more traffic. A gas station across the street got approved and that will
52 create traffic but the intersection was built for it.

53 **Paul** the problem with traffic comes from the 3A use.

54 **Jon** 3A is a problem for the state and that is being addressed.

55 **Roger** I didn't have a problem with traffic, my issue was the desire to keep it commercial
56 base to help taxes, this is more mixed use. I would even allow manufacturers. When you
57 came forward with apartments, it was not mixed use. This is more what I would like to see.

58 **Jon** I don't know what will go before the ZBA next. Commercial office space in Manchester
59 was leased at \$18 a foot, now it is at \$10.50 a foot and expenses to maintain is up. If you
60 keep waiting for another office use, I don't know when you are going to fill it up. there were
61 concerns for overcrowding in Schools but trends in Hooksett are down you may have empty
62 schools with low student teacher ratio going down. Crime for apartments would be less

Economic Development Advisory Committee
Date: January 17, 2024
Town of Hooksett Municipal Building,
Time: 5:00 PM

Minutes

63 than some uses that are allowed in the current zone. We are willing to work with the town.
64 Mabe subdivide off a piece for the town.

65 **Roger** this has more than just conversion to residential.

66 **Jon** we can put conditions on this for a vision the town wants.

67 **Roger** we have a jewel in town and you want it to be what we want. This conservation with
68 the lot is very exciting. If you do 4/6 units per building of the town houses.

69 **Michelle** presenting mixed use is a better use and a need for it.

70 **David** maybe add 55 and older?

71 **Jon** yes maybe include that.

72 **Andre** I want to mention Salem and how well it worked but that was the result of zoning.
73 Salem looked at the land and made it mix PZ but with key components of mix residential
74 and commercial. Extras like density and sidewalks. The BS Master Plan designer was the
75 same that did the Salem MP and he put together a good pack. It started with zoning and
76 communication and what the community wanted to include.

77 **Paul** PB has to focus on mixed use, and we are lacking what we need as a percentage of use.
78 It is a give and take to get to that point and it will take a while.

79 **Jon** we ask PB to give us the MUD 2 they denied. The percentage piece today is workable.
80 PZ is the most presentable and then you can work with detail. More opportunities for
81 development and to sell yourself to the planning board. Just one board. Not several boards
82 that have different ideas. We are looking at 2025. The MP may work but we need a use for
83 the existing building.

84 **Paul** Andre is right, you would be before ZBA for everything, so zoning matters.

85 **Jon** I'll add conditions to the building and maybe come back with a MP to consider
86 restricted age

87 **Paul** they can get the building but not the build out of these other buildings.

Economic Development Advisory Committee
Date: January 17, 2024
Town of Hooksett Municipal Building,
Time: 5:00 PM

Minutes

88 **Roger** if they can make money, they will be more generous. I suggest a joint meeting with
89 PB and ZBA.

90 **Jon** you asked before but it was denied.

91 **Jon** we have a concept with PB and maybe some feedback from you and bring the architect
92 in with the design. Maybe the town would like to buy it for use as their offices.

93 **Andre** I want to touch on Tuscan Village, its own dynamic. The principles behind it were
94 zoning and collaboration with the developer and the community. Hooksett must consider if
95 they want the village then it has to represent what they want. ZBA and PB are 2 different
96 things to look at.

97 **Roger** 1 meeting, 3 boards getting together to give their thoughts of what they want then
98 that's what you present.

99 **Jon** I am all about knowing what they want to see presented.

100 **Andre** ordinances created should put the preview to review it and get it right as to what the
101 communities and the components needed to make it work. What Hooksett finds important.

102 **Jon** Brady Sullivan has a reputation for making things right.

103 **Roger** you have the experience too

104 **Michelle** What was the State use you mentioned.

105 **Jon** HHS wants offices, and they could use the building for that. We don't want to go down
106 that road. We would rather develop it.

107 **Roger** it is the reality, one may not want what is being presented but what it may get used
108 for is what could happen.

109 **David** What is our next step. What do you need from us?

110 **Jon** TC need your favorable comments, we can't stay this way. Go to PB with master plan
111 and willing to have our development consideration with conditions.

Economic Development Advisory Committee

Date: January 17, 2024

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

112 **Paul** there needs to be conformity. All buildings 3 story for conformity of height, and facade
113 conform with all buildings somehow. 3 buildings look alike. The Conservation land indicated,
114 they need to come in with that define and what they are going to leave to the town and
115 what are the stipulations of that land. Not open ended. Conservation sounds like you are
116 giving it to the town for conservation use.

117 **Jon** good feedback I will take that to them. The Community Center we have talked about.
118 We can add conservation to it. We are all ears. The property is not great trail land. Better
119 off a use as a community center or land use facility. Up to the town though.

120 **Alden** we do want to get some boards together for a joint meeting.

121 **Jon** one person with each board and get a steering committee formed to meet with the
122 architect is a good way to get that started.

123

124 **2. The Richmond Company, discussion on next phase of Technology Drive development**

125 **Phil Paston of Richmond CO along with Jon Cronin on continued developing of 400**
126 **Technology Dr.**

127 **Phil** Thank you for helping us get this done, we literally moved a mountain to get it done
128 and Amazon is happy with this development. We are close to getting a company that is
129 looking to use the next phase of the property. We will come in to propose the extension of
130 Technology Drive for additional access to the 24 acers. A 50,000 sq building & trucking
131 transport and there will be access to an additional pad for more future use. We have a bid
132 to the state land and that would give a loop to 3A. maybe a late March start. Finish end of
133 this year.

134 **Peter** the 23 acres, does that need to be cut down as well?

135 **Phil** it does need some work.

136 **David** where on 3A would it come out?

137 **Phil** We don't know yet. We are able to monetize the land because of what we were able to
138 do.

Economic Development Advisory Committee
Date: January 17, 2024
Town of Hooksett Municipal Building,
Time: 5:00 PM

Minutes

139 **David** are there regulations on that road length?

140 **Jon** Technology Drive could stay a private drive. PB's concern was give you this relief and
141 not just looking at a parking lot in the end. It was earmarked for more. The development is
142 happening much faster than we thought too.

143 **David** are they putting infrastructure pipe in the ground for this.

144 **Phil** for water there is a pipe and we are laying line up to it. The prospective users don't
145 have a big demand for sewer, so we can accommodate with septic system at this time.

146 **Roger** this is a great use and low impact to the town. It's great to see this.

147 **David** do you have to go to ZBA or just PB

148 **Phil** Just Planning Board

149 **Alden** PB and Conservation Commission. I have been working with their wetland
150 application. They will need support for Conservation Comm, and we may need to go to ZBA
151 for wetland buffers.

152 **Phil** I hope to have a plan and design in 60 days. During the Amazon process the Town
153 Engineer and Code Enforcement Officer were great to work with.

154

155 **DEVELOPMENT UPDATE: Hooksett Town Planner Elizabeth Robidoux**

156 **Liz**, PB is busy with Zoning amendments for the voter ballots in March. Platinum Trucking is
157 going to PB to add a 2nd building. Park Place is before the board PB to approve a lot line
158 adjustment of their site. Tim Bernier the owner of Platinum Trucking will bring an amended stie
159 plan to PB next week hopefully approved and move forward with the commercial Development
160 for 1385 Hooksett Rd. TRC has had 100 Technology Dr., Harley Davidson will go through review
161 next month. They will take down a portion of the existing building and add a 27000sq ft
162 addition with building out the site. This is a destination for people to come to town.

163 **David** they are the largest Harley dealer in the world.

Economic Development Advisory Committee

Date: January 17, 2024

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

164 **Liz** other things are happening, but we can't talk about just yet. This time of year, it typically
165 slows down, but we are not slowing down. We are busy. Sometimes it is cooperative and
166 business friendly relationships that help with a better product for everyone.

167 **David** we had a discussion about College Park Dr and the village that abuts it. Should we extend
168 this zone line so the 79E would include those parcels? We should look at the village regs and
169 see.

170 **Liz** it is not rezoning the parcel but the opportunity to add incentives to the parcel.

171 **Peter** can Brady Sullivan go before the ZBA again after they were denied?

172 **Liz** the court denied because they ruled that Brady Sullivan did not market the building before
173 requesting to rezone, and now they have spent time marketing the property.

174 **Roger** they are starting over again. A fresh start. It could be a win for the town and to get the
175 boards together. A member from all 3 the boards

176 **Liz** we can discuss this at PB next meeting. Do you want us to explore adding these 2 lots for
177 79E incentives?

178 **David** Not now, let's look into it more.

179 **Michelle** what qualifies as the historical and tax incentives for restoring. This map goes to much
180 more than just the village. Is there an application process?

181 **Liz** yes, the application is on the website. There are criteria. A public benefit has to be proved.

182 **Andre** Ms. Northrop had a thought of more than just the village. That area has a lot of historical
183 interest but not all have the same historical significance.

184 **David** I am hopeful we can work out something.

185 **DISCUSSION: Future Economic Development planning**

186 **Andre** food for thought for future projects, but not overlooking what we are working on now.
187 The expansion of the TIF has given us money for a connection at Martins Ferry. We do want to
188 get infrastructure in but what else do we want to focus on. The success we have and want to
189 keep going in the future.

**Economic Development Advisory Committee
Date: January 17, 2024
Town of Hooksett Municipal Building,
Time: 5:00 PM**

Minutes

190 **David** we have everything approved for exit 10 and 11 we just need more money.

191 **Andre** yes how to leverage the monies and what to prioritize to get done.

192 **David** do the residential parcels in the area have sewer hookup fees and do they have to pay

193 **Andre** the Sewer commission has been working with everyone.

194 **ADJOURNMENT: *Motion to adjourn @ 6:49 made by Michele 2nd by Paul. All in favor***

195 **NEXT MEETING: February 21, 2024**

196

197

198

199