

Official

HOOKSETT PLANNING BOARD MASTER PLAN WORKSHOP

ZOOM Meeting

Monday, January 25, 2021

6:00 PM

WORKSHOP CALLED TO ORDER AT 6:00 P.M.

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: Richard (Dick) Marshall (Chairman), Chris Stelmach, Matt Reed, and Mike Somers

ALTERNATES: Don Winterton and Denise Prichette Volk

EXCUSED: None

NOT PRESENT: Tom Walsh (Vice-Chairman) and Paul Scarpetti, Robert Duhaime (Alternate) and David Boutin (Town Council Representative)

STAFF: Nicholas Williams (Town Planner)

N. Williams stated that he would like the Master Plan to be reviewed on a regular basis.

D. Marshall stated that the vision statement will not change and there is no reason to change the demographic sections because that is Hooksett.

Population Growth: M. Reed asked a question on the population growth estimate. N. Williams stated that Hooksett is expected to grow but at a slower rate than over the past 20 years. D. Marshall stated the slow down in growth is due to the economic climate and family sizes decreasing. N. Williams stated it is also due to the amount of available housing for large growth. M. Somers mentioned the impact the pandemic is having on urban flight and people moving to New Hampshire. N. Williams stated that a way it could manifest is by more pressures from the development community for denser housing.

Future Land Use Plan: N. Williams stated he gets calls frequently from developers looking at parcels in or next to the Performance Zone for market rate development that the town would be willing to develop for affordable housing. The question is the comfort level with it and where it could be supported. D. Marshall stated that Exit 11 would be prime for mixed use and affordable housing especially if the toll booths were removed. N. Williams stated that the remaining stock of land should be looked at. D. Marshall mentioned that we would need the utilities and transportation and would have to be prepared to pay for it. He said that SNHPC stated that people would like to be able to say where Hooksett's

47 downtown is and they think of the Village as such but doesn't see how that could be made into a down-
48 town area. N. Williams stated that the Cigna building could be used as such if the town wanted to try to
49 obtain it and market it to the development community to make it into a downtown area. D. Marshall
50 stated he supports the strengths, weakness, opportunities, and threats of the current land use section. C.
51 Stelmach stated that it would be nice to have another east/west bridge. D. Marshall stated that it would
52 be complicated because it could possibly hook up to the turnpike and that it has been looked at several
53 times in the past. He said that it would change the traffic patterns and open up more developable land,
54 however, the cost would be astronomical and it would take a lot of developers working together to
55 build that type of structure. It is a long range view but not an idea to be let go of.

56
57 Commercial Land Use: N. Williams stated the market is in a state of flux and the future is uncertain
58 relative to malls and brick and mortar stores. He suggested being proactive to the development plan at
59 Exit 10 as there has already been a struggle to keep tenants there.

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61 Plan Objective and Implementation Matrix: D. Marshall stated that the responsibility for implementing
62 the items should be looked at by all of the agencies.

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64 D. Marshall stated that he would like to take the Master Plan to the public after any revisions have been
65 made to ensure that it includes what the residents of Hooksett want. Once it is adopted by the Planning
66 Board it is a guideline and up to the Planning Board to keep ahead of it and keep tabs on making sure
67 that things are developed equally.

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69 N. Williams stated he will share the Master Plan via social media.

70 The meeting was adjourned at 7:14 pm.

71 **The next meeting of the Planning Board will be held February 1, 2021 at 6:00 pm.**

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73 **Respectfully submitted by,**

74
75 **/s/ AnnMarie Scott**

76
77 **AnnMarie Scott**
78 **Recording Clerk**

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