

**Town of Hooksett  
Town Council Meeting Minutes  
Wednesday, January 24, 2024**

1  
2 The Hooksett Town Council met on Wednesday, January 24, 2024, at 6:00 in the Hooksett Municipal  
3 Building.

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5 **CALL TO ORDER**

6 Chair Tsantoulis called the meeting of January 24, 2024, at 6:04.

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8 **PROOF OF POSTING**

9 Chair Tsantoulis provided proof of posting.

10  
11 **ROLL CALL**

12 **In Attendance:** Councilor James Sullivan, Councilor Jodi Pinard, Councilor Roger Duhaime (arrived at  
13 6:14), Chair Timothy Tsantoulis, Councilor Alex Walczyk, Councilor Randall Lapierre, Councilor John  
14 Durand (arrived at 6:30 left at 8:00), Councilor David Boutin, and Councilor Keith Judge.

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16 **PLEDGE OF ALLEGIANCE**

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18 Moment of silence for Chase Picard.

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20 **AGENDA OVERVIEW**

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22 **SPECIAL RECOGNITION**

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24 Hooksett Municipal Employee - New Hire

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26 A. Garron announced that William Bernard was promoted to Heavy Equipment Operator in the Public  
27 Works Dept.

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29  
30 **PUBLIC INPUT - None**

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32 **SCHEDULED APPOINTMENTS**

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34 **Attorney John Bisson who represents Chelmsford Hooksett Properties, LLC requests to**  
35 **discuss the highest and best use and Town of Hooksett interest in purchasing or acquiring land**  
36 **parcels known as Map/Lot 9/34 and 34/1.**

37  
38 J. Bisson-the notice and caption you just read, I am not sure how it was worded that way, but we are  
39 actually not here to ask you to buy anything. We are here for two specific reasons. You are all familiar  
40 with the Brady Sullivan property. We have a conceptual plan in front of you, this is an artist rendering.  
41 There is a large commercial empty property of approximately 100,000 sq ft. It has been empty for some  
42 time. Carry costs to run a year is \$200,000 empty. The two parcels that it sits on are both in your MU1  
43 zone, there the only two properties in town in that zone. It is the most restrictive zoning allowing only  
44 retail, labs, hotels motels, movie theaters, banks, personal service, office, restaurants without a drive  
45 through. Brady Sullivan properties are one of the most experienced developers in the area. They feel  
46 the restrictions of use in this area are not viable. Almost 2 years ago Brady Sullivan started the process  
47 to apply for variance to convert the space into apartments. One of the reasons the variances were  
48 rejected was based on the hardship analysis. What we are here for tonight is that we ask for your help.  
49 The owners have gone through the traditional process, BS has gone to the EDC, we tried to get a joint  
50 meeting between the Planning & Zoning Board and that was denied, the ZBA asked us to go to the PB

51 first to get feedback, and the PB was not open to that idea. When we went to the ZBA they wanted the  
52 full picture of what would happen to both parcels. We asked the Planning Board to present some sort of  
53 re-zoning request and that went nowhere. We are stuck with this big property that due to the zoning  
54 lends itself to a retaking. We are hoping that this council will create a steering committee that will give  
55 us insight and help so that we can come up with a master plan and that you all have feedback in. BS  
56 has hired David Chulinsky who is genius behind the development in Salem. His suggestion was to  
57 come up with a committee to be involved in the development of this project. The 2<sup>nd</sup> request is as a  
58 council here in Hooksett you have the authority to indicate your support for something that is not  
59 allowed in the zone which we believe is apartments and some sort of mixed use. We are asking for  
60 your support and help so this building does not sit idle and deteriorate.

61  
62 J. Sullivan- We do not want to overstep our purview and step on the Planning and Zoning Board toes.  
63 Our influence over the ZBA is restrictive. At EDC I think they were inclined to create a committee for  
64 looking at the master plan to look at these two parcels.

65  
66 A. Garron- Attorney Cronin was before the EDC a few weeks ago. At the EDC meeting the history of  
67 the site was reviewed and discussion was had on the committee. The PB is still working on the Master  
68 Plan.

69  
70 J. Sullivan- once the master plan is done whose authority would it be to establish the committee? \

71  
72 A. Garron – I think it is your ability, and I think the PB can create a subcommittee as well as they have  
73 in the past.

74  
75 D. Boutin- it would be my recommendation that we move this to PB.

76  
77 T. Tsantoulis- based on what I have heard there is a process in play here, and working with what is  
78 best for the Town. We do not want to step on any toes, but we are all looking at the same thing. March  
79 is when the Master Plan will be finished and then we can move forward from there.

80  
81 J. Sullivan- the master plan is under the PB and the PB has been working on it very slowly as it hasn't  
82 been done in 20 years. The Town Planner has indicated the Town Master plan will be done in March.  
83 When that is done the TA suggests that we form a subcommittee to look at this parcel individually.

84  
85 R. Duhaime- what I suggested was that we have a joint meeting of the boards. We need to see what  
86 the owner wants to do with this plan so we can see all sides of it, and I think the TC also needs to put  
87 some input into this plan as well. If you get everybody to work together it is best for what this property  
88 can do.

89  
90 T. Tsantoulis- the suggestion made by the TA and myself, is that we hold onto this information until  
91 March till the Master plan is finished and then see where we go from there.

92  
93 R. Lapierre- the zoning did not change when Brady Sullivan bought the property.

94  
95 J. Bisson- The point is if it is forced to stay the way it is, it will not look as pretty and runs the risk of  
96 losing the tax revenue.

97  
98 D. Boutin- I would like to table this matter.

99  
100 T. Tsantoulis- There is no need to table this matter, the lawyer has made his presentation.

101

102 A. Walczyk- you have gone to PB, ZB, EDC and they all have not approved the use that you are  
103 presenting?

104  
105 J. Bisson- correct they have not approved the use of apartments.

~~106~~  
109 **Annual Update from the Parks and Recreation Advisory Board - Andy Janosz and Scott Evans**  
110

111 A. Janosz- we completed the foot bridge at Donati park. The other park was in Lamberts Park. We  
112 scraped the idea of brick pavers; we have now since moved to paving the walkway. The boy scouts  
113 built two benches, we added a horseshoe pit, which has been used. We are also looking at adding a  
114 small playground which will draw more people in. We did about 150ft of shoreline cleanup along the  
115 river.

116  
117 S. Evans- we were asked to look at a property to find a place to build a park. We looked at a 7-acre  
118 parcel on Hacket Hill, Andy went to the abutters to see what their thoughts were to have something built  
119 there. The abutters did not really want anything built there. The biggest thing to overcome is the  
120 wetlands that are there and where you can put good parking. It is a good viable option to put something  
121 on that side of the river.

122  
123 J. Sullivan- what were your ideas for over there?

124  
125 A. Janosz- we would have to survey the land first, something small similar to the Fraser field.

126  
127 T. Tsantoulis- I went out with them and I would agree that there is potential there, I would venture to  
128 say that it could be used for that property on a smaller scale. People on that side have requested to find  
129 something on that side of the river, we did that and now we have to see if we can move forward with  
130 that.

131  
132 A. Janosz- we were asked to look at a splash park. We visited an established site already called Whites  
133 Parks in Concord. It cost \$650,000 to build. It has bathrooms and an attendant they have year passes,  
134 daily passes and out of town passes. The average age is 5 and under. 50% of attendees are from out  
135 of town. We visited Hunts Park in Manchester; it is open not fenced in and has no attendees and is  
136 open to the public and I would not recommend making one like that. Then we went to Dawn Park in  
137 Derry, it is also open without a fence. It is open to the public, and I did see a lot of cars from out of  
138 state. We went to Bedford and that is a first-class park, they had an attendant, the average age is 3-5  
139 the facility is huge with a large pump house.

140  
141 S. Evans- they wanted to look at possible locations for this splash pad, and they all have pros and  
142 cons. Fraser has Town water, Donati is built out already, Peters Brook is the up and coming park and it  
143 would be easier to find a spot at that park as it is not built up yet and there is not any neighbors in the  
144 area yet. The cost revenue for the cost of the splash pad was not worth it as the revenue was small and  
145 the committee decided not really money well spent.

146  
147 A. Janosz- the Brady Sullivan property is an idea.

148  
149 J. Pinard- I want to add that although you point out that the splash pad will only serve a small number of  
150 people. I want you to reconsider the others who cannot use the other parks due to them being full and  
151 used.

152

153 J. Durand- I appreciate that you looked into this. For the short window we have in NH for swimming  
154 pools, it is foolish. We are a town and not in the entertainment business and we should stick to the  
155 budget. We also should be looking out for the elderly who are being taxed out of this town.

156  
157 R. Duhaime- it is about quality of life and getting the biggest bang for your buck. What do you  
158 recommend for the budget?

159 A. Janosz- we do not have a budget we are an advisory board.

~~160~~  
162 **Tony Lacasse, Heritage Commission Chair and Leann McLaughlin, Project Coordinator - Light**  
163 **up the Village Event.**

164  
165 Leann McLaughlin- were here to discuss the Light up the Village event. The Heritage started this event,  
166 but it is too large of an event for them and not really their responsibility. We are looking for directions as  
167 to how the Council wants to move forward with this. Do you want it as an annual event, form a  
168 subcommittee, formed like the Old Home Day group where it is citizen run.

169  
170 T. Tsantoulis- we have two motions offered up as suggestions in the packet or we can wait and sit on it  
171 as we have a year to move forward on this.

172  
173 J. Durand- I would like to get more information on the costs.  
174

175 ***J. Durand motioned to table discussions until we got more information; seconded by D. Boutin.***  
176 ***Vote in favor 6-3***

177  
178 L. McLaughlin- We did get a lot of donations and we will get that information to you. What information  
179 would you like? Staff time? Etc.

180  
181 J. Pinard- Tony what is your recommendation?  
182

183 T. Lacasse- I appreciate that we have the finance dept backing the accounting on this, we would need  
184 fire, police, DPW. I think this could be a citizen run committee.

185  
186 A. Garron- we do have a motion on the table to gather the necessary information to know how much it  
187 takes to run this event. One thing about the OHD committee, the only we provide is for fire and DPW,  
188 police and we have about \$15,000 to \$20,000 that goes for the fireworks, logistics and staging. We do  
189 have to work with them on the overages. We want to get a rein on what the actual budget is for this  
190 event.

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194 **CONSENT AGENDA- None**

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196 **NOMINATIONS AND APPOINTMENTS- None**

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198 **OLD BUSINESS**

200 **FY 2024-25 Budget and Warrant Articles**

201  
202 ***A. Walczyk motioned to recommend the FY 2024-25 operating budget in the amount of***  
203 ***\$24,475,753.00; seconded by D. Boutin.***

204  
205 **Roll Call Vote #2**  
206 ***R. Duhaime Nay***

207 *J Durand Aye*  
208 *J. Pinard Aye*  
209 *R. Lapierre Aye*  
210 *A. Walczyk Aye*  
211 *D. Boutin Aye*  
212 *K. Judge Aye*  
213 *J. Sullivan Aye*  
214 *T. Tsantoulis Aye*

215  
216 *Vote in favor 7-2*

217  
218 *A. Walczyk motioned to sign the 2024 MS-DTB (default budget) in the amount of \$23,693,487.00;*  
219 *seconded by D. Boutin.*

220  
221 **Roll Call Vote #3**

222 *D. Boutin Aye*  
223 *J. Pinard Aye*  
224 *A. Walczyk Aye*  
225 *J. Durand Aye*  
226 *R. Duhaime Aye*  
227 *J. Sullivan Aye*  
228 *R. Lapierre Aye*  
229 *K. Judge Aye*  
230 *T. Tsantoulis Aye*

231  
232 *Vote in favor 9-0*

233  
234 C. Tewksbury- Is everyone able to be there on the third? did the TA include a draft of the Town warrant  
235 in the packet or the TA report? The warrant has been put together, the town's attorney has reviewed it,  
236 DRA made a change as to calling for the two different funding sources for article 6 regarding Martins  
237 Ferry Rd.

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241 **Town Council 2023/2024 Goals Update**

242  
243 A. Garron- Goal #1: Improve community outreach Goal Summary: Improve communication and  
244 outreach to the community. Enhance the Town's Newsletter. Add to the Library's Newsletter. Add  
245 advertisements to the Transfer Station cabinet. Encourage the public to sign up for the website news  
246 alerts. Place electronic signs at various locations in Hooksett. Develop a community Facebook page.  
247 Goal #2: Set budget increase to no more than 2% (starting with 25/26 Budget) Goal Summary: Strive  
248 for a maximum 2% increase in the municipal budget.  
249 Goal #3: Remove the unnecessary utility poles Goal Summary: Remove Eversource utility poles that  
250 are no longer in use.  
251 Goal #4: Attendance notification for quorum purposes Goal Summary: Improve notification system of  
252 Council, Boards, Committees and Commissions if member cannot attend meetings.  
253 Goal #5: Develop network of access to connect various river front areas with appropriate  
254 sidewalks/trails Goal Summary: Improve access to the Merrimack River for active and passive  
255 recreation.

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~~257~~  
258 **NEW BUSINESS**

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260 **APPROVAL OF MINUTES**

264 ***D. Boutin motioned to approve the Town Council public minutes of January 10, 2024, as***  
265 ***amended; seconded by K. Judge.***

266 ***Vote in favor 9-0***

267 Line 41 should read:

268 41 *J. Sullivan motioned to seal the Non-Public minutes of session #1 January 10, 2024, except motions;*  
269 *seconded by R. Lapierre.*

271 *Walczyk motion to rescind 12/13/2023 motion for tax deeding Map 21 lot 7. Second by Duhaime.*

272 *Vote 6-0 in favor.*

274 *Walczyk motion to direct the Tax Collector to issue a tax deed for land only Hooksett Rd Map 25 Lot 7 for the*  
275 *unpaid tax lien of 2020 and to give permission for the tax collector to sign the tax deed. Second by Sullivan.*

276 *Vote 6-0 in favor.*

278 569 **ADJOURNMENT**

279 *Council Chair Tsantoulis motioned to adjourn at 9:11pm. Second by Councilor Lapierre.*

280 *Vote 6-0 in favor.*

282 ***D. Boutin motioned to approve the Town Council non- public minutes of January 10, 2024;***  
283 ***seconded by J. Sullivan.***

284 ***Vote in favor 9-0***

289 **TOWN ADMINISTRATOR'S REPORT**

- 290 • Hooksett Town Deliberative Session- Saturday, February 3, 2024
- 291 • The Deliberative Session will not be live stream as it was during COVID.
- 292 • The Filing Period for vacant seats is opening on Wednesday, January 24 through Friday,
- 293 February 2 in the Town Clerk's office.
- 294 • Winter Carnival at Memorial School- January 27, 2024- 10am to 3pm
- 295 • Dressler Dental – Ribbon Cutting Ceremony
- 296 • Voter Guide- Deliberative Session version will include all financial items as is has in the past.
- 297 The Town Meeting version of the voter's guide will include all zoning amendments in addition to
- 298 the financial items.

299 Discussion was had by all about the at-large seats and the districts.

- 300 • Donati Bridge color- what color do we suggest we paint the footbridge at Donati Park?

302 ***J. Sullivan motioned to paint the bridge blue; seconded by D. Boutin.***

303 ***Vote in favor 8-0***

- 305 • South Bow Police/Fire Tower Replacement- this was planned for the 24.25 CIP plan for
- 306 \$126,000. The PD, FD and dispatch have been working with Verizon and work with the Town of
- 307 Bow as the tower is in Bow.

309 **TOWN COUNCIL FUTURE AGENDA ITEMS- None**

311 **INFORMATIONAL ITEMS AND CORRESPONDENCE- None**

313 **SUB-COMMITTEE REPORTS- None**

315 **PUBLIC INPUT- None**

317 **NON-PUBLIC SESSION NH RSA 91-A:3 II- None**

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**ADJOURNMENT**

*D. Boutin motioned to adjourn the meeting; seconded by J. Pinard.  
Vote in favor 7-1*

Respectfully submitted,

***Alicia Jipson***

Alicia Jipson  
Recording Clerk