HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING Minutes
Wednesday June 17th, 2020
5pm

*Please note there was no physical location to observe and listen. This ZBA was held utilizing Zoom for this electronic meeting.
The public had the ability to participate during the public hearing.
Pledge of Allegiance: 5:07pm

Attendance: David Scarpetti-Chair, Matt Barrett, Brett Scott, Mark Chagnon, Ivan Gult, Jim Sullivan, Dan Lagueux @5:12
Staff: Nicholas Williams-Town Planner, Andre Garron, Kathy Lawrence-Administrative

Assistant-Minutes
Roll Call to begin meeting:
David Scarpetti Y
Matt Barrett Y
Mark Chagnon Y
Brett Scott Y
Ivan Gult Y
Jim Sullivan Y

Approval of Minutes: 05/20/2020 Motion made to approve as written made by Matt Barrett, 2nd by Dan Lagueux

Roll Call to approve Minutes:
David Scarpetti Y
Matt Barrett Y
Mark Chagnon Y
Brett Scott Y
Ivan Gult Y
Jim Sullivan Y
Dan Lagueux Y

Discussion:

1) 7280 Commercial & Industrial Tax Exemptions

Nicholas reviewed the proposed plan that provided a list of parcels for the Town Council acceptance and read into record the plan:
Based on the discussion of the Planning Board back in March, the EDAC recommendation to Town Council is as follows:
Motio to adopt the provisions of RSA 72:80-83 – Commercial and Industrial Property Tax Exemption – for the following parcels of land:

<table>
<thead>
<tr>
<th>Map</th>
<th>Address</th>
<th>Zoning</th>
<th>Size</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>46 Map 49-4</td>
<td>Eastpoint Drive</td>
<td>Industrial</td>
<td>75</td>
<td>Vacant</td>
</tr>
<tr>
<td>47 Map 49-48</td>
<td>Londonderry Tpke</td>
<td>Industrial</td>
<td>23</td>
<td>Vacant</td>
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<tr>
<td>48 Map 49-1-8</td>
<td>Londonderry Tpke</td>
<td>Industrial</td>
<td>2</td>
<td>Vacant</td>
</tr>
<tr>
<td>49 Map 18-47</td>
<td>U.S. 3 (Brox)</td>
<td>PZ</td>
<td>5</td>
<td>Vacant</td>
</tr>
<tr>
<td>50 Map 18-48</td>
<td>U.S. 3 (Brox)</td>
<td>PZ</td>
<td>19</td>
<td>Residential</td>
</tr>
<tr>
<td>51 Map 18-48-1</td>
<td>U.S. 3 (Brox)</td>
<td>PZ</td>
<td>2</td>
<td>Vacant</td>
</tr>
<tr>
<td>52 Map 14-18</td>
<td>U.S. 3</td>
<td>PZ</td>
<td>7</td>
<td>Paved</td>
</tr>
<tr>
<td>53 Map 14-19</td>
<td>U.S. 3</td>
<td>PZ</td>
<td>4</td>
<td>Paved/Vacant</td>
</tr>
<tr>
<td>54 Map 44-38</td>
<td>U.S. 3 (South)</td>
<td>PZ</td>
<td>0.7</td>
<td>Firebird Motel</td>
</tr>
<tr>
<td>55 Map 41-10</td>
<td>U.S. 3 (South)</td>
<td>PZ</td>
<td>1.2</td>
<td>Animal Crackers</td>
</tr>
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<td>56 Map 25-80-3</td>
<td>Legends Drive</td>
<td>PZ</td>
<td>42</td>
<td>Driving Range</td>
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<tr>
<td>57 Map 35-7</td>
<td>Londonderry Tpke</td>
<td>Commercial</td>
<td>25</td>
<td>Vacant</td>
</tr>
<tr>
<td>58 Map 18-44</td>
<td>U.S. 3</td>
<td>Industrial</td>
<td>5</td>
<td>Former recycling</td>
</tr>
<tr>
<td>60 Map 49-2</td>
<td>Londonderry Tpke</td>
<td>Industrial</td>
<td>12</td>
<td></td>
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<tr>
<td>61 Map 18-49D</td>
<td>U.S. 3</td>
<td>PZ</td>
<td>3</td>
<td>Vacant</td>
</tr>
<tr>
<td>62 Map 18-2</td>
<td>U.S. 3</td>
<td>PZ</td>
<td>2</td>
<td>Old Beanery</td>
</tr>
<tr>
<td>63 Map 13-73</td>
<td>U.S. 3 (South)</td>
<td>PZ</td>
<td>3</td>
<td>Mr. Bee’s (Vacant)</td>
</tr>
</tbody>
</table>

This exemption shall require an application for review and approval of Town Council, with a recommendation by the Economic Development Advisory Committee, and shall apply only for municipal and local school property taxes assessed by the Town of Hooksett. This exemption shall apply only to those parcels of land expressly listed in this motion, and furthermore shall apply only to those uses deemed either commercial or industrial by the designated Town zoning official. This motion shall exempt any increase in real property taxable value as a result of new structures, new additions, renovations, or improvements to existing structures.
up to 25% annually for a period of time not to exceed 5 years from the date of application
approval. No part of this motion shall override or supersede the legal requirements of state
statutes governing this local tax exemption, under RSA 72:83, which provides for the due
process and impartial review procedures required by both the applicant and the granting
governing body. Once enacted, this exemption shall remain in effect for a period of 5
calendar years, at which time a motion to extend shall be required by the Town Council.

Jim S Will the EDAC chair and you attend the Town Council meeting? I think you should
be prepared to show criteria on how you choose the parcels and be able to explain that.
What is the procedure to expand these areas if for some reason a parcel not on this
interest a developer, will he be able to request this exemption? Those are the question I
think will be asked and it would be helpful to be prepared.

Nicholas W the conversation started here with this committee and I think the
recommendations should continue to come from EDAC. I think to be consistent we should
have a proposal that to add a parcel they should go to EDAC. We can expand and we
thought about applying this to all vacant parcels, but I don’t think that is a wise decision.

Jim S I think that as long as you show a clear process, it will be accepted
Nicholas W there will be a formal process for submitting. If we circumvent that process,
then a lot of projects will get hung up in the process. I think reviewing the parcels every
year is a great way to keep a watch on it.

David S we want to start this slow so if we see that we need to make changes then we
can. We will see how it is going and as we go along, we can make changes.

Dan L this is a targeted plan that has been thought out it is not just random. We would
like to choose by what we think will be best for development and the town

Andre G I think you should start slow and see what areas of town really need help with
this incentive. It may make those areas that get overlook more interesting for a
developer.

Nicholas W This motion that is drafted will be what goes in the staff report to Town
Council. I wanted to see if everyone was comfortable with the parcels we have
identified.

Motion to support 7280 Commercial & Industrial Tax Exemptions as written,
made by David Scarpetti, 2nd by Ivan Gult

Roll Call to accept Motion made:
David Scarpetti Y
Matt Barrett Y
Mark Chagnon Y
Brett Scott Y
Ivan Gult Y
Jim Sullivan Y
Dan Lagueux Y
Nicholas W I will get this on a Town Council agenda

2) Update of SNHPC – Board Member Hooksett Representative – Mark Chagnon

Mark C Nate Miller, James Vayo, Silvia Von Aulock, provided for me a list of Hooksett projects. I will read it to the committee:

- The SNHPC coordinated with the CNHRPC to develop a regional Comprehensive Economic Development Strategy (CEDS) which includes the Town of Hooksett. The CEDS document can be found at this link: [https://www.snhpc.org/sites/snhpc/files/uploads/ceds_document_2019.pdf](https://www.snhpc.org/sites/snhpc/files/uploads/ceds_document_2019.pdf). The CEDS is an important first step in ensuring that identified projects become eligible for U.S. Economic Development Administration (EDA) funding. A portion of Hooksett’s Route 3A sewer project is included in the CEDS. James Vayo in our office has been recently assisting the Town of Hooksett related to this effort. I’ve copied him on this message, and he can provide additional details.
- Over the past year, the SNHPC has been assisting the Town of Hooksett with an update of the community’s Master Plan. Cameron Prolman in our office has been working with Town staff and the Hooksett Planning Board on that effort. I’ve copied him on this message, and he can provide additional details.
- The reconstruction and widening of U.S. Route 3 from NH Route 27 to Alice Ave. is scheduled for construction in 2024-2025 at a cost of $16.35 Million. This project was the result of a Corridor Study developed by the SNHPC in 2008. At the request of the NHDOT, the SNHPC will be serving on the Project Advisory Committee to help evaluate design alternatives for the project.
- One of the SNHPC’s responsibilities is to provide technical assistance to any applicants in the region interested in securing federal Congestion Mitigation and Air Quality (CMAQ) funding. In the last CMAQ cycle, assistance was provided to the Derryfield School for their application to construct a roundabout at the intersection of River Road/Bicentennial Drive. That application was ultimately successful, and the project is currently scheduled for construction in 2024 (with the Derryfield School providing all of the match funding for the project).
- At the request of (then) Town Administrator Dean Shankle, the SNHPC provided a Build-out Analysis to evaluate the development potential of the Route 3A TIF District. A summary presentation of this work is available on the Town’s website ([https://www.hooksett.org/tax-increment-financing-advisory-committee](https://www.hooksett.org/tax-increment-financing-advisory-committee)) with a link in the left-hand column called “TIF Build Out Power Point.”

Andre G Mark talked about the EDA grant and we really want to pursue that. Hooksett TIF project was nominated for this grant and it is recommended that we submit this project for the grant. The funding could be anywhere from $.5M up to $4M. Mark C are there restrictions if rewarded?

Andre G it has to be for whatever you put in your application.

David S How do they determine how much we would be eligible to receive?
Andre G That we have approved to move to the final design and that shows commitment and it depends on how many other projects there are out there. It depends on how big the pot of money is and the strength of the application.

Andre G you mentioned assistance to the Derry Field School and doing the round about part of that funding is though that, they shared the proposal.

Dan L How much was the funding portion?

Mark C I don’t recall the price tag. They did not address the 3 way stop sign and the entrance to the Derryfield School and that is very narrow. I think those areas should be addressed.

David S I wish we could get grant money for a 3A round about.

Andre G in our Capital Improvement Plan we have funds going toward an engineering study. When our TIF blossoms, the traffic issue will need to be fixed.

Dan L now it is a death trap and I can’t imagine if we add just one business in that area.

I can’t believe we have not addressed this area before now.

David S Jeff Larrabee had an approved site plan and I wonder if they had provided a plan for that development with a traffic study.

Nicholas W when that was going through planning it was not address.

Andre G we have to do the study we need a complete answer for the voters to approve what has to work out best.

Mark Chagnon had to leave the meeting 5:35

New Development Update – Nicholas Williams, Town Planner

Nicholas W Starbucks is working though their project details and are reviewing a request of reduction of impact fees. The Supreme Ind site on Hackett Hill will be bringing in a proposal conceptually in August and from what I understand the housing component will not be part of it. It will be a development that complies with current zoning. We had a change of ownership for the Stone House at 1253 Hooksett Road. It was subdivided but we have not seen a plan. That will be a big change for that intersection.

Andre G we will be continuing conversations with Walmart and Bass Pro for infrastructure development at exit 10.

Still’s Turf Depot at the old Elk’s lodge has been approved for that property. It was a nice-looking site plan.

Jim S the Stone House is more than likely going to be held up.

Nicholas W the potential developer did have historical research done and it was determined that the site has historical value.

David S is that in a revitalization zone?

Nicholas W yes, it is in an ERZ.

Motion to adjourn made by Dan L, 2nd by Matt B, All in favor.

Next Scheduled Meeting: July 15 @ 5pm

Minutes Respectfully submitted by Kathy Lawrence