

MINUTES

HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE HOOKSETT TOWN HALL Wednesday, January 11, 2012

Call to Order: Chair Ahlquist called the meeting to order at 4:00 pm.

Present: Tom Barrett, Leslie Boswak (Town Council Representative), William Gillett, Matt Mercier, Mark Sanborn, David Scarpetti and Chair Craig Ahlquist

Also Present: Stephen Heavener (Capital Regional Development Council)

Excused: Jo Ann Duffy (Town Planner), Jesse Marchand, Michael Reed and Dean Shankle (Town Administrator).

Approval of Minutes

The December 14, 2011 minutes were approved. L. Boswak abstained, not present at the meeting.

The new Town Council Representative, Leslie Boswak was introduced to the Board.

L. Boswak was Hooksett's Town Clerk for 24 years. She left in 2010 to become the Town Administrator for Deerfield. She is currently an alternate member of SNHPC.

Chamber of Commerce

Chair Ahlquist and Town Planner, Jo Ann Duffy attended the meeting on December 14th. The Chamber of Commerce would like to work closely with the Town and the Economic Development Committee. They will meet with the Town Administrator, Town Planner, and Chair Ahlquist on January 18th.

Nomination Committee

Discussion whether there are any restrictions on the number of members the board can have. A couple individuals have expressed interests in joining the board. T. Barrett will look into this and report back.

NH CIBOR Meeting

Discussion on members' thoughts/comments on the meeting.

Consensus among members in general was for the most part, realtors and businesses are satisfied with the Town's cooperation but the planning process still needs some improvement.

The board will meet with the group at least twice a year to keep communications open.

Top 10 Hooksett Business Visits

The board came up with a list of the top 10 local businesses. The board will try to engage these businesses and get some input on what the Town could do to assist them. The list includes:

1. Southern NH University
2. General Electric
3. United Health Care
4. Cigna Health Care
5. Shaw's Supermarket
6. Target
7. CB Sullivan, now L'Oreal
8. Cummings Printing
9. Merchants Motors
10. Pro Con

The board will meet with each businesses starting this month.

Website Review & Maintenance

Extensive amount of work has been done to improve the website. Chair Ahlquist suggested appointing a sub-committee to oversee the website and make sure it is updated. This will be discussed at the next meeting.

Town Planner's Report

1. University Heights is requesting modification to 204-apartment site plan. They are looking for smaller buildings, less parking and smaller clubhouse.
2. Jeff Larabee is requesting for lot-line adjustment on Hackett Hill Road. He is proposing a winery, a restaurant and possibly, a hotel for that area.
3. The Town has a new Code Enforcement Officer, Matthew Labonte.
4. Ritchie Brothers Auctioneers will be presenting their proposal for the Palazzi property to the Planning Board and Zoning Board on Monday, January 23rd at 6 pm. They are also presenting their proposal to the Town Council at their meeting tonight.

Ritchie Brothers Auctioneers

Scott Lennon and Ben Swenson of Ritchie Brothers Auctioneers presented the proposal to the board.

The company has signed a conditional lease agreement for the Palazzi property on Hackett Hill Road. They are looking for a long-term lease and possibly purchase the property. This will be a replacement site for their Hartford, CT site. If they are successful in Hooksett, the Hartford site will eventually be closed. They just started with the due diligence phase, will be presenting the proposal to the Planning Board and Zoning Board.

Ritchie Brother's Auctioneers is a multinational company operating through over 110 locations in more than 25 countries around the world. The auctions focus on a broad range of used and unused equipment utilized in the construction, transportation, material handling, mining, forestry, petroleum, marine, real estate and agricultural industries. They employ close to 1,100

full time staff worldwide. The majority of equipment is sold on consignment. Auctions are held 3-5 times a year, on a weekday, never on weekends. All parking will be on-site. Employees from other locations will be flying in for the auctions. There will be 20-50 part-time employment opportunities for every auction held. Auctions are held for one day, 2-3 weeks to prepare for auction day and 2-3 weeks delivery after auction day. Some work will be done to prepare the site. 20-25 acres of the property will be utilized in the initial development. A full traffic study will be done. They estimated 30-75 trucks per day during auction. They are working with NHDOT. 3A will be avoided altogether. The Town will not be required to do anything, i.e., infrastructure. Nothing will be visible from Route 3A, limited visibility from Hackett Hill Road.

Exit 11 Update

Last year, EDC contracted with SNHPC to come up with a “mini” Master Plan for Exit 11. A public hearing was held to gather residents’ input. Chair Ahlquist met with SNHPC, the Town Administrator and Town Council Representative to discuss the next step. The Town Administrator suggested coming up with a general vision for the Town’s Master Plan prior to putting together plans for Exit 11. The Master Plan was last updated in 2004. State law requires it be updated every ten years. SNHPC was told to put the Exit 11 project on hold.

It was suggested for EDC to lead the efforts in coming up with a vision for the Master Plan. Planning Board usually drives the Master Plan process but it needs to include all Town boards and officials. EDC will be working with SNHPC as well as the Planning Board.

M. Mercier expressed his concerns working with SNHPC. He stated SNHPC should have advised the Town to use the money for the Master Plan instead of taking the money to come up with a “mini” Master Plan for Exit 11. Chair Ahlquist explained SNHPC was contracted based on the work they have done for Londonderry, which was for a small portion of the town that turned out to be successful.

S. Heavener explained the contract is very specific, to define every piece of property in the TIF District and calculate over 20 years the exact tax revenue derived off every single property. The Town will have to determine the type of usage. CRDC will determine the value of every building on every lot and determine if tax revenue from the properties over the next 20 years will be sufficient to pay off the TIF plan.

The board’s consensus is to work with the Town Council and other Town boards in developing a vision to be used for the Master Plan.

Adjournment

The meeting adjourned.

Meeting Schedule

February 8, 2012

March 14, 2012

April 11, 2012

May 9, 2012

June 13, 2012

Respectfully submitted by,

Evelyn F. Horn
Administrative Assistant