

Official
As of 03/26/13

MINUTES

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE (EDC)
HOOKSETT TOWN HALL
Wednesday, February 13, 2013**

Call to Order:

Chair Matt Mercier called the meeting to order at 4:10 pm.

Present:

Chair Matt Mercier, Jo Ann Duffy, Town Planner, Dr. Dean E. Shankle, Jr., Town Administrator, William King, Mark Sanborn, and David Scarpetti

Excused: William Gillett and John Gryval, Planning Board Chair,

Absent: Craig Ahlquist, Leslie Boswak, Town Council Rep., Mike Reed, and Nick Mercier.

Approval of minutes 01/09/13

J. Duffy: I have not done these minutes at this time, but will have them for the next meeting.

Tom Toye re: 1385 Hooksett Road

Tom Toye: I am the property owner of the Park Place Motel. It is located on Rte. 3-Hooksett Road a mile north of Walgreens next to the Brick House restaurant. There are mobile homes out back, and in the front a motel and other structures on 4 contiguous acres with 400 ft. of frontage each on Hooksett Rd., Dartmouth Street, and Hunt Street. I am in a partnership for this purchase. The Petersbrook property to the south was demolished about a year ago. In August 2011 the ZBA granted a variance to develop multi-family housing in the back with commercial development for the front piece conditional that the commercial be developed first. The ZBA didn't want the multi-family built and then have the commercial be forgotten about. It is a hurdle to build a 10,000 sq. ft. retail building without a user. Last summer the septic systems that serve the mobile home park failed and it would be too costly to bring in the sewer lines for the 40-50 yr. old mobile homes. It was not feasible.

M. Sanborn: Are the mobile homes rentals or owned?

T. Toye: Some rentals and some we own. There is another mobile home park north of us. Our owners own the home itself with a lease to us on the land. RSA 205 governs mobile homes. The Town and State were going to shut us down due to the septic failure. The RSA requires an 18-month notice to evict residents. There are nine (9) mobile homes left that people own. The motel rooms are still filled. The other structures on site can be shut down with a 30-day notice. We have given eviction notices to the mobile home owners.

M. Mercier: Is the Septic sess pools a liability for development?

T. Toye: They are functioning, but in failure by definition.

D. Scarpetti: What are they made of? Concrete?

M. Sanborn: I work at the State DOT and their gas pumps are still functioning, but they are not allowed to have them due to environmental standards.

T. Toye: Mobile homes are made for 40 yrs. of service.

M. Mercier: What can we do for you?

T. Toye: I am a broker and property manager with my office in Dover NH. I would like to develop and operate this site. If I had a user, I would be willing to build the commercial front area. I need a tenant for a commercial zone (Performance Zone - PZ); it could be an office or retail.

J. Duffy: PZ (Article 10-A) Rte. 3 corridor was created for innovative land use control under the Planning Board jurisdiction for flexibility via waivers. It is a give and take zone. Residential is not allowed in the PZ.

D. Scarpetti: What is happening with Petersbrook?

J. Duffy: They have not come back to the Town, since the site was demolished.

T. Toye: We are proposing 48 residential units (two 24-unit buildings) in the back.

J. Duffy: This site is also in the Economic Revitalization zone and they could get a credit for business taxes.

M. Sanborn: Is the car sales on your property?

T. Toye: Yes. I don't have a choice with the residential; I have to shut them down. We could connect to sewer that runs in front of the site, but the cost is not feasible.

M. Mercier: Can you build an office building in front and be profitable with multi-family 48 units in the back?

T. Toye: The multi-family would carry the project financially.

M. Mercier: You said you could use a buyer, what else can we help you with?

T. Toye: There is a space between the typical Marriot motels and the motel we have now. Our site could be for someone contracting with GE, etc.

M. Mercier: Could you find a partner in one of the chains and develop it?

T. Toye: The site not right for a large hotel. Now we have a 16-unit motel, and we may develop for a 24 or 36-unit motel. Would the EDC have thoughts on a motel for this site?

M. Mercier: Provided contact information for Wilton hotel developer.

M. Sanborn: Can anyone else come up with another commercial user in this economy?

T. Toye: We looked into the Dollar Store, but they have a site in Hooksett (K-Mart Plaza). Other developers have told me Hooksett's approval process is cumbersome.

D. Shankle: That is a perception and not the truth.

T. Toye: Sewer would cost \$3,000 for each unit for the hook-up fee. It would be \$70,000 in fees for the mobile homes.

D. Shankle: Sewer and water is a problem.

D. Scarpetti: Could you phase your site with the ZBA?

T. Toye: They will let me build one 24-unit residential structure in the back, but then I need to build the commercial out front before building the 2nd 24-unit out back. I am trying to turn a bad situation into something positive; something sustainable.

M. Mercier: The ZBA has the authority on this, but maybe we can advocate to the ZBA that their wording be changed on their approval to allow Mr. Toye some wiggle room to make a little money.

T. Toye: The multi-units in the back will be two buildings, each 3-story with 2-bedroom units at 900 sq. ft. at the entry level price point of \$1,050 range. They will be Energy Star efficient units.

D. Scarpetti: What if you demoed the front site and landscaped it?

T. Toye: That is what I proposed.

D. Shankle: I heard you put up no case to the ZBA.

T. Toye: We went into the ZBA meeting very confident, but got defeated.

D. Shankle: The ZBA needs to be convinced the site is good for the Town.

T. Toye: ZBA Administrative support was not given.

D. Shankle: Staff is in a tough position, because they can't convince the ZBA.

J. Duffy: You 1st went to the ZBA for a variance. Why did you go back to them a 2nd time (Fall 2012)?

T. Toye: For the ZBA to change the phasing condition.

D. Shankle: The Town thought the DES shutting down the site due to septic would help your case with the ZBA.

M. Sanborn: Can they go back to ZBA now?

J. Duffy: You would need to change something to go back.

W. King: Could the front be a less complex structure?

J. Duffy: This site is unique. The multi-unit residential buildings out back don't have enough parking and would need to take some spaces from the commercial area.

M. Mercier: I recommend you go to the ZBA with a spreadsheet of numbers to make this project work.

D. Scarpetti: Put a management office there for the residential units in the back.

M. Sanborn: His story may be why developers think the process of development in Hooksett is cumbersome. That site as it is now makes me not want to live here.

D. Scarpetti: When is 18-month eviction time up?

T. Toye: In 16 months.

D. Shankle: The 18 months is not true, because we can shut them down now due to DES septic issues.

Alden Beauchemin, Key land Enterprises, LLC: Tom should take another charge to the ZBA and get a letter of support from the EDC.

M. Mercier: For him to improve the property is a tax benefit to the Town. As a committee we support what you do.

M. Sanborn: You should attend the 2/20/13 meeting and tell your story.

Ambassador program update

D. Scarpetti: I am looking into Shooters Outpost, Server, and Granite State Beverages.

M. Mercier: What will it take to actually meet with them?

D. Scarpetti: I will talk with Craig (Ahlquist) more about this.

Discussion of February 20 meeting with Council Planning et al

M. Mercier: Mike Bergeron, DRED will make a 45 minutes presentation at the 2/20/13 workshop meeting and he will be the main focus. As a committee with input from the State, this meeting is an important step. It is to have a unification of a vision for business friendliness and reaching out to businesses.

D. Shankle: This meeting should be a positive step forward and not to dwell on the past. The perception out there is not always the truth. I spoke with Cummings Printing and PSNH and they have nothing but good things to say about Town staff.

J. Duffy: The ZBA is a judicial board and just looks at the facts before them. Community Development tracks an applicant's process from the Technical Review Committee (TRC) through the Planning Board (PB) approval. Static reviews plans through to the PB approval, but no longer does the site plan construction (SPC) monitoring. The SPC is now done through the DPW.

W. King: There need to be an established position within the Town to assist a landowner/developer through the process. Someone who would be an advocate.

M. Sanborn: Every example of good experiences through the Hooksett process are larger businesses. Someone like Mr. Toye here tonight doesn't have that size project.

D. Scarpetti: My dealings with the Town, I set-up a meeting with Jo Ann (Town Planner) and Matt (CEO) if I have a client looking at Hooksett property and accomplish a lot at that meeting.

J. Duffy: We are in process of putting together a Developer Guide. Some people will call our office about Hooksett's process and others do their own thing.

D. Shankle: The little guys coming in are coming in to a little Town with limited staff. When I was in Merrimack we had someone to walk the developers through the process. You should have the 2/20/13 workshop meeting for the presentation and then have a follow-up meeting for discussion with the public.

A. Beauchemin: For public perception, Bow has an EDC newsletter that is very informational.

M. Mercier: We should have three (3) meetings: 1st meeting (2/20/13) Mike Bergeron DRED presentation, 2nd meeting a listening session with public input, and 3rd meeting have Bow come in and discuss their process with us.

SNHPC New Hampshire Community Planning Grant Program Grant Round 2 Application Form

M. Mercier: There is a TDR grant the Town is applying for and would like a letter of support from the EDC.

J. Duffy: The grant available is for \$15,000 to allow us to hire SNHPC to create a zoning ordinance adopted by voters for the transfer of development rights (TDR). Example is a commercial area could have a higher density. There would be a sending district and a receiving district. There would be an area of Town for high priority to preserve open space for permanent conservation use in exchange for a developer having a higher density in the commercial zone. We are looking at the possibility. The Planning Board and Conservation Commission support this grant.

D. Shankle: I have nothing against this grant, but don't see we will do the TDR.

J. Duffy: Dover is doing it.

D. Shankle: We have limited resources and it is time consuming, but it can't hurt to look into it.

***W. King motioned to send a letter to Ben Frost, NHHFA/Jack Munn, and SNHPC in support the TDR grant. Seconded by M. Sanborn.
Vote unanimously in favor.***

Discussion of location of meetings

M. Mercier: Leslie (Boswak) had an idea to have the EDC meetings around Town. What do you think about having our meetings outside of Town Hall?

D. Shankle: Town committees should meet at Town Hall.

M. Sanborn: We could have the vast majority of our meetings here at Town Hall, and a couple of times a year have our meetings at a local business. This would follow the Governor in Council model.

W. King: We should continue to have our meetings like this here at Town Hall. In addition as a committee member role we should get more involved going out to Chamber of Commerce meetings at local businesses.

M. Mercier: I am all for EDC members going out to Chamber meetings.

D. Scarpetti: I like a couple of times a year to have our meetings at a local business.

***D. Scarpetti motioned for the majority of the EDC meetings to be located at Town Hall, and a couple of times a year have EDC meetings at a local business to follow the Governor in Council model. Seconded by M. Sanborn.
Vote 3 in favor, W. King opposed. MOTION CARRIED.***

Discussion of timing of meetings

*W. King motioned for the EDC meeting time to be at 4:30pm on the 4th Tuesday of each month beginning in March 2013. Seconded by M. Sanborn.
Vote unanimously in favor.*

*M. Sanborn motioned to adjourn at 5:55pm. Seconded by D. Scarpetti.
Vote unanimously in favor.*

Adjournment

Chair M. Mercier declared the meeting adjourned at 5:55 pm. There is an EDC joint workshop meeting 2/20/13 at Hooksett Library, 31 Mount Saint Mary's Way – Hebert Media room at 5:30pm. The next regularly scheduled EDC meeting is scheduled for 3/26/13 @ 4:30pm Town Hall chambers.

Respectfully submitted by,

Donna J. Fitzpatrick
Planning Coordinator