

HOOKSETT EXIT 11 PUBLIC MEETING

December 1, 2011 Meeting Summary

GROUP RANKINGS EXERCISE

GROUP #1

Identify/rank key issues of the Exit 11 Study Area?

- 1.) Traffic/congestion (7)
- 2.) Focused, strategic approach needed (5)
- 3.) Concern about footing the bill for new infrastructure and not getting a return on investment through taxes (3)
 - Challenging topology (2)
 - Balance between development and open space (2)
 - Buffer between new development and existing residential (1)
 - Possible shore-land protection statutes already in place (1)
 - Balance any new development between different types of landuse (0)

Identify/rank desired land uses?

- 1.) Hotel (3)
- 2.) Something to reduce local traffic impact (3)
- 3.) Small (less than 10,000 sq. ft.) Commercial (2)
 - No additional residential (2)
 - High-revenue commercial and industrial (2)
 - New access to highway avoiding village center (2)
 - Village-type Commercial (1)

GROUP #2

Identify/rank key issues of the Exit 11 Study Area?

- 1.) Traffic/Congestion (7)
- 2.) Tax revenues need to be positive / cash flow (5)
- 3.) Most desirable commercial site (4)
 - Sewer and water improvements (2)
 - No eminent domain (2)
 - New highway access (2)
 - Open space / conservation (2)
 - NIMBY (2)
 - Concern over disruption during construction (2)
 - Proximity of development to exit (1)
 - Sand pit craters? (1)

- New site must be visible
- All exit traffic must pay toll

Identify/rank desired land uses?

- 1.) Open Space / Conservation (7)
- 2.) Mixed use – Provided there is positive tax revenue (4)
- 3.) Commercial (4)
- 4.) Light industrial (3)
- 5.) River access for recreational purposes (2)
- 6.) No additional residential (1)
- 7.) Community / village center (1)

GROUP #3

Identify/rank key issues of the Exit 11 Study Area?

- 1.) Infrastructure (7)
- 2.) Traffic issues (ie trucks avoiding toll) (4)
- 3.) Waterfront use (3)
- 4.) Focus on educating the community (3)
 - Hackett Hill Road improvements (2)
 - New zoning (2)
 - Widen / Straighten 3A (2)
 - Concern over the state of the Economy (2)
 - Concern about funding (1)
 - Fines imposed for trucks bypassing tolls (1)
 - NH DOT (1)
 - Beautify the area (eg lighting) (1)
 - Liquor stores
 - Planning area is too big
 - TIFD District
 - Weigh station (North and South)
 - Concern over wildlife habitat
 - Sloping terrain
 - Drainage
 - Public access / walkability

Identify/rank desired land uses?

- 1.) Hospitality / Restaurants and Hotels (7)
- 2.) Destinations / outlet (5)
- 3.) River and recreational use (4)
 - Mixed use residential / human scale (3)
 - SMGE Areas – better suited on parcel basis (3)

- Industrial (eg medical device manufacturing) (2)
- Commercial near highway (2)
- Warehouse / distribution sites (1)
- Walkable landuses (no driving)
- Financial institutions
- Big Box
- No used car lots

GROUP #4

Identify/rank key issues of the Exit 11 Study Area?

- 1.) Preserve the natural environment (11)
- 2.) Traffic / congestion...get rid of big trucks (10)
- 3.) No current ability to enjoy riverfront (5)
 - No new development (3)
 - Land is currently underutilized (3)
 - Concern about increased taxes (2)
 - More commercial needed (1)
 - Too many people / too crowded (1)

Identify/rank desired land uses?

- 1.) No additional uses (10)
- 2.) Walkable village center (4)
- 3.) Traffic Calming measures (4)
- 4.) Revenue-positive commercial (4)
 - Reevaluate current vacancies (3)
 - Access to river (2)
 - Active open space / recreation space (2)
 - Conference center / Hotel (1)
 - Good restaurant – No fast food

OVERALL THOUGHTS TO LOOK FURTHER INTO:

- 1.) Legal issues – What can be done to reduce truck traffic on Route 3A?
- 2.) Pinnacle area – one entrance?
- 3.) Have there been traffic studies done in this area? What are the results?
- 4.) Can residents / owners focus on what they DON'T want in addition to what they DO want?
- 5.) Can residents / owners get a ranking of land uses and the traffic impacts that they typically create (low / medium / high)?

KEY ISSUES AND CONCERNS	
Traffic issues / Congestion / too many trucks	28
Tax issues / getting a return on investment	14
Preserve environment / Open Space	14
More waterfront use	8
General Infrastructure improvements	7
Desirable commercial development	7
Focused, strategic approach needed	5
New highway access	4
NIMBY / No eminent domain	4
Focus on educating the community	3
Balance among different land uses	3
No development needed	3
Land is underutilized	3
Hackett Hill Road improvements	2
New zoning	2
Widen / Straighten 3A	2
Concern over state of economy	2
Concern over disruption during construction	2
Sewer and water improvements	2

DESIRED LAND USES	
Hospitality / Hotels and restaurants	11
Riverfront and recreational	10
High value Commercial (not Big Box)	10
No additional uses	10
Traffic calming measures	7
Mixed use (provided no tax increases)	7
Walkable village center	6
Improved highway access	4
No more residential	3
Refill current vacancies	3
Small commercial	3
Light industrial	3
Medical industrial	2