

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

May 27, 1992

MEMBERS PRESENT: Shirley Ganem, Chairman; Robert Garland, Robert Murphy, Robert Grott, Andy Milligan, Tim Sullivan, Mike Toomey, Bruce Dreisbach, Barbara Jackson, Joan Lovering, Sharon Severy, Tony Triolo. Also Town Planner Amanda Simpson.

Chairman Ganem called the meeting to order at 7:30 a.m. in the conference room of the First NH Bank.

MARKETING COMMITTEE REPORT

Bob Murphy spoke first on the work of the Marketing Committee. He reported on his meeting with the Town Manager, who fully supports the work of the EDC. Andy Milligan had sketched an idea for the proposed EDC invitations and signs, and Donna Di Gasparro had done a small design.

There was discussion of what phone number to use for the EDC, and it was decided to list the Town Hall phone and have the phone operator take the name and number and pass the information on to Milligan.

Tent cards - committee members reported that motel and restaurant owners weren't enthusiastic about proliferating tent cards in rooms and on tables. Maybe the literature could be handed out at the time of registration anywhere where sleeping accommodations were reserved.

Signs at outskirts of Town - Since the Town budget for the EDC is only \$1600, a regular sign inviting people to locate their business in Wolfeboro is probably too expensive. Murphy suggested a canvas sleeve to slide over the "First Summer Resort in America" signs. Members quickly nixed this idea, saying that this is really an historic designation treasured by all of New Hampshire, and when the signs had been missing at some time in the past there were many complaints. Perhaps signs could be added to, or placed with, the Rotary and Lions Club signs in Town. S. Ganem will investigate those locations, and S. Severy will try to find some money to pay for the signs.

DRED MEETING - Mike Toomey reported on the meeting his committee had with Dave Rines. Rines said that the State had no information on possible available properties in Wolfeboro, and urged them to get together an inventory of possible land and buildings to put into his listing computer. Suggestions included the Diamond Lumber property, Wolfeboro Mills building, old excelsior mill, etc.

On a motion by S. Severy, seconded by R. Garland, the committee voted to get some Wolfeboro listings on the State computer as soon as possible.

STATE FUNDING - Andy Milligan reported that there were State and Federal funds available to help get new businesses to locate, and there should be a finance committee to look into the necessary procedures. In order to

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qualify for this funding, an Economic Development Committee could be incorporated as a separate entity, or could qualify as part of Town Government. It was decided that incorporation was asking for big problems, expenses, tax laws, etc, and it made more sense to act as part of Town Government. Tim Sullivan was to check and see if a public committee could go into closed-door executive sessions for sensitive discussions that might be necessary.

On a motion by S. Severy, seconded by T. Sullivan, the Committee voted to establish a finance committee to look into State and Federal funding. They will also be charged with determining a financial package to offer prospective businesses. Mike Toomey was the unanimous choice to head this committee, and Bob Grott will work with him.

Shirley Ganem will represent the EDC in getting better funding from the Town.

LAND INVENTORY COMMITTEE

Roberts Garland and Grott handed out their committee report. With Paul Kimball they had tramped over a some-100-acre site extending from Filter Bed Road to 109A. This includes parcels owned by the Land Bank and Ed Zulauf. They were very enthusiastic about the site's possible uses--there are water lines at each end, and sewer connections nearby.

Amanda Simpson was asked for her assessment of this area. She responded that although the Clow Brook prime wetlands are part of the property, it would be a good location for mixed-use village-type development including cluster housing, and light industry and manufacturing which did not involve too much heavy traffic. People could live nearby and walk to work. An attractive wetland area could be an amenity to the development.

Murphy asked how much Town-owned land was left near the new Wickers site? The Planner responded that there was a site assessment underway to determine how much developable area remained.

Tony Triolo and Barbara Jackson stated that they believed the Route 28 area was much better for development of an industrial park, because of the traffic connections, even though it was not close to water and sewer.

Bruce Dreisbach asked what land and buildings were immediately available in the commercial zone. Grott responded that the available buildings are known and a list is being compiled. He and Garland made arrangements to study the zoning maps in the Planning Office. It was pointed out that in addition to having an inventory available, the price range for the properties should also be on the list.

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FUTURE MEETINGS

The group decided to continue meeting at 7:30 a.m., but to limit the time to 1 1/4 hours, so anyone who had to open a business at 9 a.m. would be free to do so. The committees could give their reports at alternate meetings. Meetings will be scheduled regularly on the second and fourth Wednesdays of each month.

Thus the next meeting will be on June 10 at 7:30 a.m.

The meeting was adjourned.

Respectfully submitted,

Rosemary Arctander

Rosemary Arctander, Secretary

INVENTORY COMMITTEE REPORT

Introduction

The inventory committee is charged with developing a list of sites that are appropriate for industrial and commercial development. This is yet to be completed, however one very attractive site was reviewed last week, and this report will address this site.

Site

The site consists of a number of parcels owned by the Land Bank and Ed Zulouf, with a total of well over 100 acres. A road is roughed-in from the sewage treatment plant to Route 109-A. A 4800 Volt power line is installed for the full length of the road. Town water is available at both ends of the site. Sewer lines are not in place, but could be easily run to the treatment plant.

Zoning

The major detriment to the use of this site for light industry is that the present zoning is Residential and this would have to be changed. Rezoning of this area was unsuccessfully attempted a few years ago. However, the rezoning is logical and we feel could be accomplished with proper planning and promotion.

Present Ownership

One advantage of this site is that only two property owners are involved. The Land Bank has declared that one possible use of the land would be light industry, although they also mention low-income housing and conservation uses. A strong case can be made that the development of part of the site for light industry would be a great benefit to Wolfeboro and, by providing jobs, would have the same effect as low cost housing. We assume that the same argument would appeal to Ed Zulouf. Some of the land has been put into current use which penalty would have to be addressed by the town..

Recommendation

We should meet with the Land Bank people as soon as possible to discuss the possibility of using a portion of their land to develop a small industrial park.

If we get any encouragement, preliminary plans should be developed that would focus on such things as road layouts, appropriate number of lots, rezoning procedures, town involvement, financing, etc.