

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

June 10, 1992

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MEMBERS PRESENT: Shirley Ganem, Chairman: Joan Lovering, Paul Kimball, Tony Triolo, Barbara Jackson, Robert Garland, Tim Sullivan, Robert Murphy, Eric Piper, Andy Milligan, Mike Toomey, Bruce Dernsbach, Bob Grott

STAFF PRESENT: Jim McSweeney, Town Manager; Amanda Simpson, Town Planner

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

First on the agenda was a discussion of the Route 28 Committee and its relationship to Wolfeboro 2000. This was engendered by a report prepared by Don Hughes which had been handed out, describing his views on the work of the Route 28 Committee, and his plans for Wolfeboro 2000. He also included a letter of resignation from the Route 28 Committee, because of increasing duties for the Planning Board.

Tim Sullivan questioned the Route 28 Committee's future role. Don's letter sounded as if it would just be absorbed into Wolfeboro 2000. That committee was formed jointly by the Planning Board and the EDC. Is it to be abandoned by its parents? The committee will be meeting next Tuesday at noon, and will certainly be threshing out this question.

This started a thorough discussion of Wolfeboro 2000 and its relationship to the Economic Development Committee, Route 28 Committee, and other standing and projected committees. "Wolfeboro 2000" is a buzz-word to get people's attention and stir their participation in work on the Master Plan. It is not going to usurp any present committees, or infringe on any group's turf. The Town Manager emphasized that there was a need for all these committees to continue to exist and to communicate with each other.

The Planner responded to criticism that the Hughes' memo indicated that the Planning Board has never accepted the EDC, the Route 28 Committee's work is now pointless, and Wolfeboro 2000 doesn't want input from the present committees. First of all it was Don's memo, not the Board's. And secondly, he's looking for broad community membership on the assorted committees as just plain residents, not necessarily representing some special group. He's trying to encourage really broad participation and has arranged to open many avenues of communication to get people involved--committee minutes in the Library, a voice mailbox for comments, etc. The EDC is of prime importance in preparing that Master Plan chapter, and economic strategy. Wolfeboro 2000 is a process, not a committee.

In answer to continued questions about the performance of the EDC and the Route 28 Committee, Simpson explained that they were in different stages of development. The EDC had a long period of getting a direction, but now seemed to be moving ahead. The Route 28 Committee is still gathering land use data which it must do before it decides where to go with it. It also has taken the Planning Board a number of years to really buckle down to



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work on the Master Plan. All the proposed committees--signs, parking, downtown, pathways--are related to the Master Plan.

After a lot of talk it was agreed that the Route 28 Committee should continue looking at the land under its original authorization by the Planning Board and the Economic Development Committee. The broadest ownership of input about development areas is the best way to go. There may be overlapping, but that gives good perspective.

On a motion by Bruce Dernsbach, seconded by Paul Kimball, the EDC reaffirmed the constitution of the Route 28 Committee (3 from EDC, 3 from Planning Board + one additional member), and endorsed their continuing investigation of property off Route 28 for possible commercial development.

After this hatchet had been buried, discussion turned to the following subjects:

\* In addition to seeking new businesses, the EDC should also be working to encourage and support existing business. Murphy said that the marketing committee also had plans to help existing business.

\* How can EDC assist retailers looking for financial help? Local banks are not receptive. Could EDC establish a clearing house for investors? EDC would have to become incorporated to do this, but it could be handled through the Town Manager.

\* How can (or should) we identify what new businesses are economically desirable? How about another pizza shop, or another bank? Is not our concern to restrict a business that wants to come to town.

\* The Chamber of Commerce is not a retail merchants' association. Its charge is to add to the economy.

\* We need to determine what brings dollars into town, as opposed to just passing around what's already here. We need to increase the pie. There is some data available on a regional basis which was generated from the census and the State government. But the Planner pointed out that the data from Wolfeboro itself has to be collected from the Town itself. She said that our consultant, Bruce Mayberry, could tell us what needs to be collected. It was suggested that perhaps Dunkin' Donuts and McDonald's would be willing to share the information on Wolfeboro which they have gathered.

\* There was discussion of the perception among some people that the Planning Board is not receptive to economic development. Tony Triolo pointed out that the Board is only carrying out the instructions they have been given by Wolfeboro voters. In his experience, if a plan comes to the Board properly prepared, it goes through.



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\* Dernsbach reported that he has a possible customer to open a business in Wolfeboro, and he asked the best way to proceed. These suggestions were made:

1. Sit down with him and see what he wants and needs.
2. Offer him a choice of possibilities--a menu.
3. If Town can't meet his needs (i.e. massive water or sewer requirements) might as well tell him up front. Must work within the Town's resources.
4. First step is to sit the prospect down with the Town Planner.
5. Protect him from the real estate salesman!

The need to do an inventory of commercial property was emphasized. And real estate people must have listings of available commercial buildings. The property inventory committee will do their study and have a report ready for the next meeting.

Amanda Simpson talked about the meeting June 30 which Don Hughes has set up at the Pinckney Boathouse to launch Wolfeboro 2000. He hopes to have status reports from the different committees, and would like a one-page report on the work of the EDC. Bob Murphy agreed to prepare one.

The Planner passed out copies of a draft report on population statistics which Bruce Mayberry has prepared as a basis for the Master Plan Population Chapter. She reported that she had found a big card file in the office which the affordable housing committee had compiled some years ago covering all the businesses in Town. She plans to build a data base using this information, and also wants to publish a comprehensive directory of businesses in Wolfeboro, even including home occupations. This information would be very useful for present businesses, or for those thinking of locating in Wolfeboro.

It was now a few minutes after 9 a.m. and time to close. The Chairman announced that the next meeting will be on Wednesday, June 24, same time--same place. The agenda that day will include the report of the commercial land inventory committee, and a discussion of matching capital and/or private investment programs.

Respectfully submitted,

*Rosemary Arctander*

Rosemary Arctander, Secretary

