

ECONOMIC DEVELOPMENT COMMITTEE

September 2, 1992

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MEMBERS PRESENT: Chairman Shirley Ganem, Bob Grott, Tim Sullivan, Eric Piper, Bruce Dreisbach, Andy Milligan, Barbara Jackson, Tom Triolo, Joan Lovering, Bob Murphy

ABSENT: Paul Kimball, Bob Garland, Mike Toomey, Sharon Severy

The Chairman called the meeting to order at 7:38 a.m. in the First NH Bank Conference Room. She introduced Edward Sutherland of the Wolfeboro-Tuftonboro Land Bank, who began his presentation by saying that the Land Bank is a non-profit corporation which was started about three years ago. It was patterned after some work which was done in Lincoln, Mass some years ago by a group of people who wanted to control the development of the available land in their town. As a non-profit corporation they started buying up available pieces of land, putting them together and developing parts of them for the benefit of the community and putting the rest of them into conservation.

The Wolfeboro-Tuftonboro Land Bank was started three years ago by a group of 7 people, with the charter that they would do things which included conservation, recreation, and development. They started by buying a 12-acre parcel (old St. Martin property) which is behind the present mental health facility on Bay Street. The Land Bank established a line of credit so they can move fast and pay cash. They next acquired the Brewitt property, and two adjoining wetland properties which Bank East held. Russell Clough has offered to give them some of his abutting wetland property. The Land Bank is talking with the State about developing this beautiful wetland area as a nature preservation and study area. They have since acquired several other parcels, running all the way to the Town's Abenaki Ski Area.

Sutherland said that their ideas and plans keep changing as the Land Bank properties grow larger. They have a private fund-raising project underway, have retained a planner and are applying for a grant from the NH Charitable Trust to start planning. They have 5 interests: jobs, affordable housing, elderly housing, conservation, recreation.

EDC members asked about mixed-use development of some of the property. Sutherland said that their Planner, Victor Crombie, an architect of Cambridge, Mass. has done planned communities and is very interested in this concept of mixed development. (As is Rick Chellman whom the Route #28 committee is consulting with.) Sutherland commented that he thinks that Wolfeboro's special appeal for visitors is that it's a village that you can walk around in. It was built for people, not for cars, and that's the kind of development they're thinking of. Much of the property would need to be rezoned, as it is residential. But it has access to water and sewer and electricity. Roads and transportation might be a problem.

There was discussion of development of an industrial park with housing, etc., perhaps a Wolfeboro Industrial Park Authority. Wolfeboro needs to have something to offer to prospective businesses, and EDC needs to have a

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plan ready for Town Meeting.

Sutherland said that the Land Bank will have an informational meeting at the Pinckney Boathouse on October 14 to tell the public what they're all about. They hope to have Victor Crombie there to talk about a planned village. Planning like this takes time, and Town Meeting may be too soon to have a specific proposal ready. Sutherland suggested talking with Ed Zulauf, because he has a large piece of property which would connect these others very nicely, with access to 109A.

Barbara Jackson asked if the Land Bank had looked at any of the large properties out on 28 and he responded that they were about \$170,000 behind right now and couldn't afford to look at any other property. In response to another question about big stores, Sutherland said that they wanted the alternative of a small community, not supermarkets.

How is all this financed? So far the Land Bank's line of credit is based on the personal credit of the board of directors. They now have acquired property valued at more than their present debt.

Sutherland's presentation was completed, and the Chairman raised the question of forming a Development Authority. Ganem suggested asking Jim McSweeney to come to the next meeting, and also Dave Rines for the State.

## ROUTE 28 COMMITTEE REPORT

Chairman Barbara Jackson submitted a request from the Route 28 Committee to hire Rick Chellman to prepare a plan for development, at a cost not to exceed \$5,000.

Some EDC members questioned the timing, and asked what Chellman would do. Triolo explained that he will help formulate a conceptual plan for the development of Route 28 from Snookers to the town line. He will probably draw plans, and help with educational programs to explain the concept of quantitative zoning. The committee's proposal will then go to the Planning Board to form an ordinance for presentation at Town Meeting.

There was discussion of quantitative zoning, in which an area is allotted percentages for different types of development--industrial, commercial, residential, etc. An attractive village look can be controlled by limiting the footprint of buildings, architectural design, etc.

It was recommended that Chellman needs to submit a proposal, explaining what he will do for the money--plans, educational programs, etc.

Bruce Dreisbach reported that based on the shoppers' survey the Chamber of Commerce has been doing this summer, it is very clear that both resident and non-resident shoppers want retail services in town, and not out at the Albee sandpit. So voters need a lot of education about quantitative zoning, and new development out of town.

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There was discussion about where the money would come from, and exactly what Rick Chellman would do for it. Jackson pointed out that this development would benefit the town and help it remain a mixed community, with more reasonable prices and affordable housing. Encouraging businesses paying better wages would help too.

Dreisbach pointed out that trying to make Wolfeboro a sub-regional shopping center just perpetuates an economy based on low-paying service jobs.

On a motion by Bob Grott, seconded by Tony Triolo, the Committee voted to ask Rick Chellman to submit a proposal for this work, and then find up to \$5,000 to pay for it. The Route #28 Committee (represented by Tim Sullivan) will work this out with Chellman.

DISCUSSION OF ECONOMIC DEVELOPMENT BUDGET FOR 1992/93

Shirley Ganem reported that the Town budget for Economic Development is currently \$19,000, and EDC has control over the money, and will be able to draw up that budget. The Chamber will submit their request for money to the EDC.

Bruce Dreisbach described the operation of the Information Booth at Pickering Corner during the summer, and the year-round information service at the Railroad Station which handles some 12,000 requests a year: walk-in, telephone and mail inquiries, in and out-of-state promotions. The State has matching funds for out-of-state promotions. The Town contributes \$5,000 per year to the Chamber for the information and Town promotion services which they provide, and \$3800 for the summer information function. There's a duplication of services--some Chamber and some Town, and a somewhat independent non-Chamber group headed by Lanny Bailey.

The Chairman said she hoped the groups could be assembled into a cohesive whole when we start discussions of the budget for Economic Development. She then asked Bruce to talk about the Chamber and EDC Business Seminars which are planned for the fall. They are considering seminars on business planning, advertising and promotion, computerizing, and sources of capital and funding. Plans are for mini-seminars of perhaps an hour and a half around either breakfast or lunchtime. Shirley Ganem and Bob Murphy and Sharon Severy are to get these together.

AIRPORT COMMITTEE

Eric Piper reported that though he is the EDC's representative to the Airport Committee, he had gotten only one piece of paper from them and had not been called to a meeting. Others reported that a news conference was held--Bruce Dreisbach helped the Committee by working with the media. The white paper was sent out, and Spiller has indicated that there will be a lot more information directed to the Town, but nothing more has appeared. It was suggested that Bruce Spiller be invited to the next EDC meeting.

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Shirley Ganem reported that the Federal and State Governments favor the purchase of the airport, and Federal money will cover 90% of the costs. The EDC supports the Airport proposition.

BUSINESS VISITATION PROJECT

We now have a list of 24 visitors. Andy Milligan reported that he and Amanda had pruned the list of businesses to 88. Teams of 2 will do about 4 visits each. A letter has been prepared for all these businesses, and a memo has gone out to the visitors. There will be a news release for the papers.

TYING UP LOOSE ENDS

Ganem said that she was meeting with Jim McSweeney later today and was hoping to get an answer to her question about the bring-your-business-to-Wolfeboro signs.

The official dedication of the Russell C. Chase Bridge-Falls Path is this afternoon at 2. Senator Bob Smith will speak.

Mike Toomey has submitted the information on land and space inventory to the State. Bob Grott will check the list to see if the Land Bank property is in the proper format and is included.

THE NEXT MEETING WILL BE HELD ON SEPTEMBER 16. Guests will be Jim McSweeney and someone from DRED, to talk about an Industrial Authority. Bruce Spiller will be invited for September 30.

The meeting was adjourned at 8:55.

Respectfully submitted,

*Erik H. Arctander*  
Secretary